

# \$379,000 - 362 59328 Range Rd 95, Rural St. Paul County

MLS® #E4403005

## \$379,000

3 Bedroom, 3.00 Bathroom, 1,900 sqft  
Rural on 0.52 Acres

Vincent Lake, Rural St. Paul County, AB

Welcome to Sunset Bay on Vincent Lake—a stunning lakefront property that has been meticulously maintained. This charming home features a spacious semi-open floor plan, two inviting bedrooms on the main level, with an additional bedroom in the basement. A solarium is a key feature of the home which provides sweeping views of the lake. The fully developed walk-out basement adds versatility—ideal for a family lounge or guest suite. Enjoy a fenced yard for outdoor gatherings and a double garage for all your storage needs. Set on a beautifully landscaped lot, this property is perfect for embracing the peaceful lakeside lifestyle. Don’t miss your chance to experience exceptional lakefront living at Sunset Bay!

Built in 1982

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4403005  |
| Price          | \$379,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,900     |
| Acres          | 0.52      |



|            |                        |
|------------|------------------------|
| Year Built | 1982                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Hillside Bungalow      |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 362 59328 Range Rd 95 |
| Area        | Rural St. Paul County |
| Subdivision | Vincent Lake          |
| City        | Rural St. Paul County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 3A0               |

### Amenities

|          |  |
|----------|--|
| Features | Exterior Walls- 2"x6", Hot Water Natural Gas, Walkout Basement |
|----------|--|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Fenced, Landscaped, No Through Road, Waterfront Property |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2024 |
| Days on Market | 242               |
| Zoning         | Zone 60           |

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