

# \$31,000 - 132 11124 Township Road 595, Rural St. Paul County

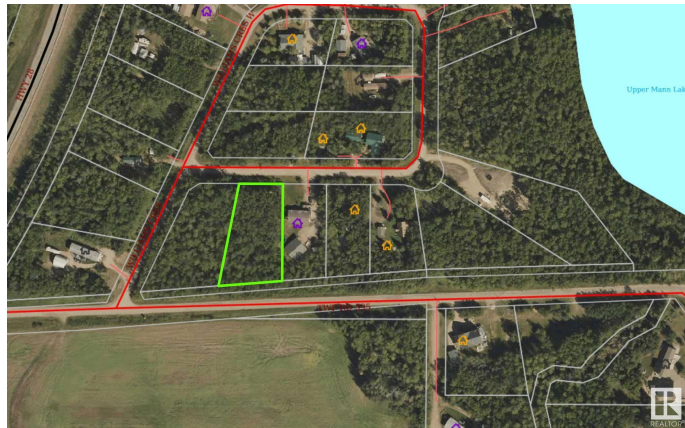
MLS® #E4412533

**\$31,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.80 Acres

Upper Mann Lake, Rural St. Paul County, AB

Discover your perfect lake lot on this 0.80-acre fully treed lot in the desirable Ashmont Beach subdivision at Upper Mann Lake. This rare find offers the unique opportunity for municipal water, along with power and gas conveniently located at the property line, making it an ideal spot to build your dream home. Enjoy easy access to the lake, great for boating and kayaking. Outdoor enthusiasts will love being close to the Iron Horse Trail for hiking and quadding adventures. Families will appreciate the proximity to Ashmont and school, while golf lovers can take advantage of the nearby Mann Lake Golf Course. This stunning property combines natural beauty and modern conveniences, providing a serene setting for your future home.



## Essential Information

MLS® #	E4412533
Price	\$31,000
Bathrooms	0.00
Acres	0.80
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address 132 11124 Township Road 595  
Area Rural St. Paul County  
Subdivision Upper Mann Lake  
City Rural St. Paul County  
County ALBERTA  
Province AB  
Postal Code T0A 0C0

### **Exterior**

Exterior Features Beach Access, Boating, Flat Site, Golf Nearby, Recreation Use, Schools, Treed Lot, See Remarks

### **Additional Information**

Date Listed November 1st, 2024  
Days on Market 132  
Zoning Zone 60

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Listing information last updated on March 13th, 2025 at 3:17pm MDT