

Courtesy Of Desiree C Maas Of Property Plus Realty Ltd.

# \$109,000 - 517 11131 Twp Rd 600, Rural St. Paul County

MLS® #E4423413

**\$109,000**

1 Bedroom, 1.00 Bathroom, 768 sqft

Rural on 0.62 Acres

Upper Mann Lake, Rural St. Paul County, AB

Summer cottage on Upper Mann Lake in Cameron Cove. The 768 sqft. cottage, built in 1995, is the perfect starting point for a summer retreat. All the basics are covered - enjoy a functional kitchen with a electric stove and fridge, a 4pc bathroom, a good size livingroom with a patio door and large windows for lots of natural light. The pellet stove in the corner will heat the whole place in no time and upstairs is a 16x16 loft that currently sleeps 2 but there is plenty of room for additional beds. Recent upgrades include shingles, HWT, a new fridge, laminate flooring, paint, a tub surround & toilet, and a new pump. There is a 400 g cistern and a 1000 g septic holding tank. All the furniture is negotiable (including the hide-a-bed). Natural gas is at the property line. Property taxes for 2024 were \$ 613.63.

Built in 1995

## Essential Information

MLS® #	E4423413
Price	\$109,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.62
Year Built	1995



Type	Rural
Sub-Type	Cottage
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	517 11131 Twp Rd 600
Area	Rural St. Paul County
Subdivision	Upper Mann Lake
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 0C0

### **Amenities**

Features	Deck, Exterior Walls- 2"x6", Fire Pit, Hot Water Electric, Lake Privileges, No Smoking Home, Parking-Extra, Vaulted Ceiling
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### **Interior**

Heating	Space Heater, Electric
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Flat Site, Partially Landscaped, Picnic Area, Recreation Use
Construction	Wood
Foundation	Block

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	44
Zoning	Zone 60

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Listing information last updated on April 12th, 2025 at 10:32am MDT