

\$455,000 - 9224 S646, Rural St. Paul County

MLS® #E4424343

\$455,000

3 Bedroom, 1.50 Bathroom, 2,073 sqft

Rural on 77.27 Acres

None, Rural St. Paul County, AB

Large country home on 77.34 acres. Here is the perfect recreational/hobby farm with a 2073sqft. home with attached heated double garage, heated shop (new shingles), green house, corrals with a waterer, chicken coop, calving barn and a few granaries. The land is fenced and makes good pasture for a few animals. The 3 bedroom home is sprawling. Primary bedroom boasts 2pc ensuite, main bathroom has been renovated, country style kitchen is large with an eat-up peninsula that seats 6, newer s/s appliances and reverse osmosis at the tap. The two sided fireplace is enjoyed in the livingroom and family room. Special features of this property is the optional wood heated boiler (outdoor wood box = 8 hours) that can heat the house, garage and shop. When not burning wood then natural gas is used. Tons of water - drilled well 15 gpm. recommended pump rate. Only 13 km to St. Paul.

Built in 1979

Essential Information

MLS® #	E4424343
Price	\$455,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	2,073
Acres	77.27
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9224 S646
Area	Rural St. Paul County
Subdivision	None
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

Amenities

Features	Fire Pit, Greenhouse, Hot Water Natural Gas, Parking-Extra, Patio, Workshop
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Recreation Use, Vegetable Garden
Construction	Wood
Foundation	Slab

Additional Information

Date Listed	March 6th, 2025
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Days on Market 47

Zoning Zone 60

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Listing information last updated on April 22nd, 2025 at 2:17am MDT