

## **\$149,900 - 536, 60017 Rr 110a, Rural St. Paul County**

MLS® #E4431379

**\$149,900**

1 Bedroom, 1.00 Bathroom, 937 sqft

Rural on 0.36 Acres

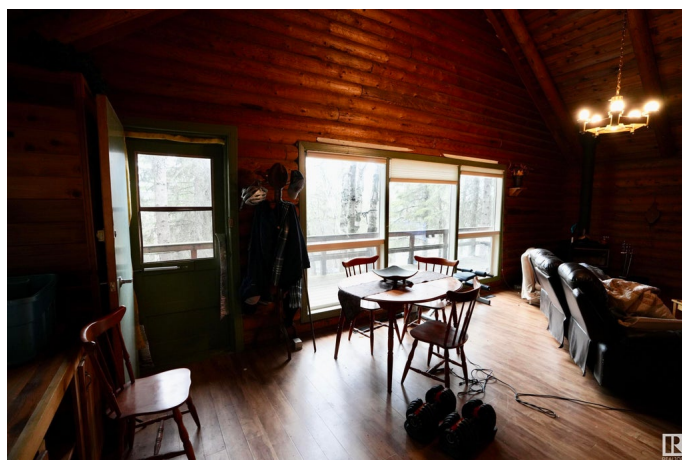
Lower Mann Lake, Rural St. Paul County, AB

Tucked away in the peaceful community of McLeod Drive on Lower Mann Lake, this affordable, charming year-round retreat offers rustic character and modern comfort. Perched high above the main road, you'll enjoy privacy and tranquility just a short stroll from the beautiful public beach and newly updated boat launch. The main floor features a functional kitchen, cozy living room with woodstove, a primary bedroom & a spacious 3-piece bath. Upstairs, the loft provides extra sleeping space, a hobby area, or the perfect hangout for kids. Enjoy natural gas heat, a cistern, holding tank, and a durable metal roof. Entertain on the deck or gather around the private fire pit tucked away just up the hillside. With easy access to canoeing, wildlife, trails, and the nearby Mann Lakes Golf Course, this property is just 2 hours from Edmonton or 25 minutes from St. Paul—an ideal year-round getaway. Make it yours today!

Built in 1976

### **Essential Information**

MLS® #	E4431379
Price	\$149,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	937
Acres	0.36
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	536, 60017 Rr 110a
Area	Rural St. Paul County
Subdivision	Lower Mann Lake
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 0C0

### Amenities

Features	Deck, Front Porch, Vaulted Ceiling
----------	------------------------------------

### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Log
Exterior Features	Backs Onto Park/Trees, Boating, Fruit Trees/Shrubs, Golf Nearby, Hillside, No Through Road, Private Setting, Recreation Use
Construction	Log
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 16th, 2025
Days on Market	4
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 7:32pm MDT