

# **\$114,000 - 314 11121 Twp Rd 595, Rural St. Paul County**

MLS® #E4447502

**\$114,000**

2 Bedroom, 1.00 Bathroom, 844 sqft

Rural on 0.31 Acres

Upper Mann Lake, Rural St. Paul County, AB

An absolute charmer! this property located at Upper Mann Lake on a quiet street is up for grabs and it is ready for seasonal enjoyment but could be easily turned into a four season retreat! Come on in friend! This spacious home features two bedrooms, one bathroom, a welcoming kitchen, wood stove and lovely size boot room off the entrance. Enjoy the convenience of a septic holding tank, underground cistern and power! All the big ones are covered. Be surrounded by multiple lakes such as floatingstone, Garner, Bonnie, Kehewin, Fork and the list goes on. Save money on water with the water fill station just minutes from the home in Ashmont. Grab the ATV's and hit the Iron Horse for over 300 Km's of riding, this is a community you will love being a part of. Guests coming? Enjoy the bunk house just off the side of the house which your company will love! Also features a new deck right outside the bunk house. Lots of room for parking and RV space, so much value for a great price!

Built in 1970

## **Essential Information**

MLS® #	E4447502
Price	\$114,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	844
Acres	0.31
Year Built	1970
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	314 11121 Twp Rd 595
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, Fire Pit, R.V. Storage
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### **Interior**

Heating	Wood Stove, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Low Maintenance Landscape, Not Fenced
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 12th, 2025
Days on Market	15
Zoning	Zone 60

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