# \$219,000 - 220 56225 Rng Rd 43, Rural St. Paul County

MLS® #E4391506

### \$219.000

2 Bedroom, 1.00 Bathroom, 475 sqft Rural on 0.69 Acres

Laurier Lake, Rural St. Paul County, AB

The perfect recreational cabin!! A beautiful large lot with lots of trees, two wooden sheds, a 12x20 portable car port and a cozy 475 square foot two bedroom cabin with a wood stove. Located at Laurier Lake in the heart of the Whitney Lakes Provincial Parks. Close to 100 kms of hiking trails, three lakes for fishing and watersports and the Iron Horse Trail for quadding, horseback riding or hiking! Water is supplied by a 2000 gallon cistern, sewer is stored in a 2000 gallon holding tank, power is supplied by a 100 amp service and heat is provided by a wood stove and a forced air furnace [the gas is to the cabin but the meter needs to be hooked up again]. The cabin has a metal roof, split log pine siding, laminate flooring and sits on treated 6x6's on a concrete pad. The cabin has two bedrooms, a bathroom with a shower and a kitchen/living room. A twelve foot aluminum boat and motor come with the property to give you a head start on your fishing needs. The boat has a spot saved at the beach.

Built in 2010

#### **Essential Information**

MLS® # E4391506 Price \$219,000

Lease Rate \$30







Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 475

Acres 0.69

Year Built 2010

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 220 56225 Rng Rd 43 Area Rural St. Paul County

Subdivision Laurier Lake

City Rural St. Paul County

County ALBERTA

Province AB

Postal Code T0A 1X0

#### **Amenities**

Features Off Street Parking, Carbon Monoxide Detectors, Deck, Exterior Walls-

2"x6", Hot Water Electric, Natural Gas BBQ Hookup

#### Interior

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 Flat Site, Landscaped, No Back Lane, Paved Lane, Treed Lot

Lot Description 100' X 300'

Construction Wood Foundation Slab

#### **Additional Information**

Date Listed June 7th, 2024

Days on Market 501

Zoning Zone 60

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