

## \$187,500 - 39 Point Dr, Rural St. Paul County

MLS® #E4412723

**\$187,500**

3 Bedroom, 1.50 Bathroom, 1,300 sqft

Rural on 0.23 Acres

Horseshoe Bay (St Paul County), Rural St. Paul County, AB

Discover serene lakeside living in this beautifully updated waterfront home in Horseshoe Bay. Step into an inviting living room featuring a new front window that bathes the space in natural light and a warm woodstove that adds a touch of character. The functional, eat-in kitchen offers easy access to a large back deck, perfect for BBQs or simply relaxing with a calming view of the lake. Enjoy a spacious master bedroom complete with an ensuite, complemented by a convenient main floor laundry room. Modern vinyl plank flooring runs throughout, ensuring easy maintenance. Recent upgrades include a 1150-gal cistern, a new furnace, and durable metal roofing. Located just across from a park and recreational area and only 15 minutes from St. Paul, this home is both affordable and move-in ready. Make it your tranquil retreat today!

Built in 1986

### Essential Information

MLS® #	E4412723
Price	\$187,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,300
Acres	0.23
Year Built	1986
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	39 Point Dr
Area	Rural St. Paul County
Subdivision	Horseshoe Bay (St Paul County)
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

### Amenities

Features	Deck
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Boating, Fruit Trees/Shrubs, Lake View, Playground Nearby, Recreation Use, Waterfront Property
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	November 5th, 2024
Days on Market	178
Zoning	Zone 60

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