

Courtesy Of Kerri L Dechaine Of Dale Real Estate (St. Paul) Ltd.

# \$269,900 - 304, 58532 Range Road 113, Rural St. Paul County

MLS® #E4424306

## \$269,900

4 Bedroom, 2.00 Bathroom, 1,008 sqft  
Rural on 1.23 Acres

Lottie Lake Estate, Rural St. Paul County, AB

"Scenic Serenity at Lottie Lake" Welcome to your dream retreat at Lottie Lake. This impressive bi-level home, nestled in a peaceful & picturesque setting, offers an incredible opportunity to embrace nature without sacrificing comfort or style. The heart of the home boasts a brand new kitchen designed for beauty & functionality. Enjoy sleek countertops, modern stainless steel appliances & ample storage, making meal preparation a joy. With beautifully renovated bathrooms, you can unwind in style. This home features two inviting bedrooms on the main floor,, perfect for restful nights. The downstairs adds two more spacious bedrooms providing flexibility for family, guests or even a home office. The home has been equipped with an updated furnace & hot water tank. The recently replaced shingles provide peace of mind for years to come. The bonus of a large detached garage provides ample storage for your vehicles, hobbies or outdoor gear plus storage under the massive deck.

Built in 1983

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4424306  |
| Price  | \$269,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,008                  |
| Acres          | 1.23                   |
| Year Built     | 1983                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 304, 58532 Range Road 113 |
| Area        | Rural St. Paul County     |
| Subdivision | Lottie Lake Estate        |
| City        | Rural St. Paul County     |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T0A 2Y0                   |

### **Amenities**

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### **Interior**

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior          | Wood                   |
| Exterior Features | Landscaped, Paved Lane |
| Construction      | Wood                   |
| Foundation        | Preserved Wood         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 103             |
| Zoning         | Zone 60         |

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Listing information last updated on June 17th, 2025 at 1:02pm MDT