

# **\$335,500 - 505 60017 Range Road 110a, Rural St. Paul County**

MLS® #E4424881

**\$335,500**

2 Bedroom, 2.50 Bathroom, 1,388 sqft

Rural on 0.33 Acres

Lower Mann Lake, Rural St. Paul County, AB

Lakefront Living at Its Finest! This stunning 2-bedroom, 3-bathroom home on Lower Mann Lake offers everything you need for a life of comfort and tranquility. The spacious living room features vaulted ceilings and panoramic lake views, creating the perfect space to relax or entertain. The master suite is a private haven with a luxurious soaker tub, walk-in closet, and ensuite bath. A large kitchen with ample room for cooking and gathering opens to a deck, perfect for enjoying summer meals while soaking in the serene surroundings. The walk-out basement, complete with in-floor heating, provides easy access to the lake with the walkout, making it an ideal space for year-round enjoyment. Outside, you'll find fruit trees, a lovely garden, and plenty of opportunities to connect with nature. Located near a beach, boat launch, walking trails, and a golf course, this home offers endless outdoor adventures. Don't miss your chance to call this lakefront retreat yours!

Built in 2004

## **Essential Information**

MLS® #	E4424881
Price	\$335,500
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,388
Acres	0.33
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	505 60017 Range Road 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, Lake Privileges, Vaulted Ceiling, Vinyl Windows, Walkout Basement
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Fruit Trees/Shrubs, Golf Nearby, Hillside, Lake Access Property, Lake View, Landscaped, Low Maintenance Landscape, Recreation Use, Treed Lot, Vegetable Garden, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                March 10th, 2025  
Days on Market        142  
Zoning                    Zone 60

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