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

MLS® #E4424881

### \$335,500

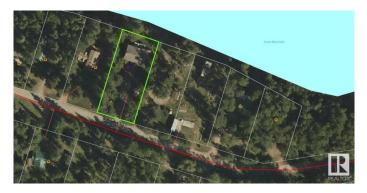
2 Bedroom, 2.50 Bathroom, 1,388 sqft Rural on 0.33 Acres

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 tranguility. 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**

E4424881
\$335,500
2

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,388
Acres	0.33
Year Built	2004
Туре	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

## 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 ListedMarch 10th, 2025Days on Market142ZoningZone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 30th, 2025 at 4:47am MDT