

# **\$289,000 - 442, 11121 Twp Rd 595, Rural St. Paul County**

MLS® #E4430563

**\$289,000**

2 Bedroom, 1.50 Bathroom, 1,077 sqft

Rural on 0.31 Acres

Upper Mann Lake, Rural St. Paul County, AB

If you want something maintainable, year round, turn key, nestled in the woods, with just enough neighbours to keep your place safe when you're not around. Something that doesn't resemble a city home, feels like your'e vacationing, reduces your heart rate as soon as you drive up, THIS IS IT! This two bedroom A Frame is located at Upper Mann lake, just outside of Ashmont and comes with the most calming views of the lake. Features an electric fireplace, laundry room/storage, bright open kitchen, covered patio's, windows have been replaced, hot water tank, furnace and shingles are newer. Natural gas, 100 amp power, holding tank and cistern (1200G/each). Below the house is a stand up space the owner made a little workshop and mechanical room with windows! Upstairs is has plumbing for a future washroom! Original owner, quality craftsmanship, once in a lifetime opportunity to own an amazing property!

Built in 1976

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4430563  |
| Price     | \$289,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,077                  |
| Acres          | 0.31                   |
| Year Built     | 1976                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 442, 11121 Twp Rd 595 |
| Area        | Rural St. Paul County |
| Subdivision | Upper Mann Lake       |
| City        | Rural St. Paul County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 0C0               |

### Amenities

|          |                                                                                                                         |
|----------|-------------------------------------------------------------------------------------------------------------------------|
| Features | Crawl Space, Deck, Detectors Smoke, Dugout Basement, Fire Pit, Front Porch, Gazebo, No Smoking Home, Skylight, Workshop |
|----------|-------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | ensuite bathroom            |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes                         |
| Stories           | 2                           |
| Has Basement      | Yes                         |
| Basement          | Partial, Partially Finished |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                   |
| Exterior Features | Backs Onto Lake, Hillside, Lake Access Property, Lake View, Not Fenced, Treed Lot, Waterfront Property |
| Construction      | Wood                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                     |

### Additional Information

Date Listed April 11th, 2025

Days on Market 25

Zoning Zone 60

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Listing information last updated on May 6th, 2025 at 2:17am MDT