

# **\$119,000 - 314 11121 Twp Rd 595, Rural St. Paul County**

MLS® #E4447502

**\$119,000**

2 Bedroom, 1.00 Bathroom, 844 sqft

Rural on 0.31 Acres

Upper Mann Lake, Rural St. Paul County, AB

An absolute charmer! this property located at Upper Mann Lake on a quiet street is up for grabs and it is ready for seasonal enjoyment but could be easily turned into a four season retreat! Come on in friend! This spacious home features two bedrooms, one bathroom, a welcoming kitchen, wood stove and lovely size boot room off the entrance. Enjoy the convenience of a septic holding tank, underground cistern and power! All the big ones are covered. Be surrounded by multiple lakes such as floatingstone, Garner, Bonnie, Kehewin, Fork and the list goes on. Save money on water with the water fill station just minutes from the home in Ashmont. Grab the ATV's and hit the Iron Horse for over 300 Km's of riding, this is a community you will love being a part of. Guests coming? Enjoy the bunk house just off the side of the house which your company will love! Also features a new deck right outside the bunk house. Lots of room for parking and RV space, so much value for a great price!

Built in 1970

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4447502  |
| Price    | \$119,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 844                    |
| Acres          | 0.31                   |
| Year Built     | 1970                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 314 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 | Deck, Fire Pit, R.V. Storage |
|----------|------------------------------|

### Interior

|              |                   |
|--------------|-------------------|
| Heating      | Wood Stove, Wood  |
| Stories      | 1                 |
| Has Basement | Yes               |
| Basement     | None, No Basement |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood                                  |
| Exterior Features | Low Maintenance Landscape, Not Fenced |
| Construction      | Wood                                  |
| Foundation        | Concrete Perimeter                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 60         |

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Listing information last updated on July 13th, 2025 at 4:47pm MDT