

# \$289,000 - 260, 57201 Rng Rd 102, Rural St. Paul County

MLS® #E4450154

**\$289,000**

3 Bedroom, 2.50 Bathroom, 2,173 sqft

Rural on 0.49 Acres

Lower Therien, Rural St. Paul County, AB

Lake Living Awaits! Spacious bungalow on  $\hat{A}$  $\frac{1}{2}$  Acre in the County of St. Paul! Beautifully updated 3 bedroom, 3 bathroom walk-out bungalow located on the peaceful Lower Therien Lake. Perfect for year-round living or your weekend getaway, this home offers a rare blend of comfort, space, and lake access for boating and recreation. Inside, youâ€™ll find a bright and functional layout with newer flooring throughout, a cozy living area, and a spacious kitchen ideal for family gatherings. Major upgrades have already been taken care of, including shingles, furnace, and hot water tankâ€™ offering peace of mind for years to come. Step outside onto your deck and take in the tranquility of your expansive yardâ€™ plenty of room for outdoor entertaining, gardening, or just enjoying the fresh country air. The walk-out basement adds valuable living space and opens to the beautiful surroundings. 100 miles of snow mobile trails just 5 minutes from the house and a beautiful spot at the beach to take in the breathtaking scenery.

Built in 1984

## Essential Information

MLS® # E4450154

Price \$289,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,173
Acres	0.49
Year Built	1984
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### **Community Information**

Address	260, 57201 Rng Rd 102
Area	Rural St. Paul County
Subdivision	Lower Therien
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

### **Amenities**

Features	Deck, Parking-Extra, R.V. Storage, Walkout Basement
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Beach Access, Boating, Fruit Trees/Shrubs, Hillside, Lake Access Property, Low Maintenance Landscape, Not Fenced
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information

Date Listed July 29th, 2025

Days on Market 93

Zoning Zone 60

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