# \$149,999 - 122 60032 Scndry 867, Rural St. Paul County

MLS® #E4454319

### \$149,999

3 Bedroom, 0.50 Bathroom, 768 sqft Rural on 0.19 Acres

Lower Mann Lake, Rural St. Paul County, AB

Charming 3 bedroom LAKEFRONT CABIN on Lower Mann Lake with vaulted ceilings and numerous updates, including a NEW HOT WATER TANK, PRESSURE TANK, METAL ROOF, WINDOWS, AND UPDATED BATHROOM. This property is fully furnished and offers a fenced yard, fire pit area, and large covered deck, making it ideal for outdoor enjoyment. Utilities include a private well (rare in the area), a 1,000-gallon septic holding tank, plus both a wood stove and propane forced-air furnace for heating. The adjacent vacant waterfront lot E4454317(listed for \$25,000) is also available, with the sellers preferring to sell both together. Located about 2 hours from Edmonton and near the Iron Horse Trail, this cabin makes the perfect lakefront getaway.

Built in 1964

#### **Essential Information**

MLS® # E4454319 Price \$149,999

Bedrooms 3

Bathrooms 0.50

Half Baths 1

Square Footage 768

Acres 0.19

Year Built 1964







Type Rural

Sub-Type Detached Single Family

Style Bungalow Status Active

## **Community Information**

Address 122 60032 Scndry 867

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, Hot Water Electric, Open Beam, Vaulted Ceiling, Vinyl Windows,

See Remarks

#### Interior

Heating Wood Stove, See Remarks, Propane, Wood

Fireplace Yes

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Lake, Boating, Fenced, Flat Site, Lake View, Low

Maintenance Landscape, Private Setting, Waterfront Property

Construction Wood

Foundation See Remarks

## **Additional Information**

Date Listed August 21st, 2025

Days on Market 65

Zoning Zone 60

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