

# House For Sale

105.91 m<sup>2</sup> - 56428 Rge Rd 75, Rural St. Paul  
County, Alberta, Canada T0A1A0



**NO PICTURE**



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## Property [Description](#)

PRIVATE ACREAGE close to Elk Point!! A winding road leads to this beautiful 7.61 acre parcel that is nestled in rolling hills and features rail fencing, pasture, barn and a fenced yardsite for pets! The 1976 1140 sq.ft upgraded country home with NEWLY PAINTED EXTERIOR and DECK features 2 bedrooms, 1 bathroom with walk-in shower,

## Basic [Details](#)

Property Type: **Single family**

Listing Type: **For Sale**

Residential Type: **House**

MLS® #: **E4085333**

main floor laundry, wood stove, enclosed porch and a partial basement for utilities & storage. Attached is a 24x24' garage with newer garage doors. Have your morning coffee on the large covered south-facing veranda and enjoy the beautiful yard with fruit trees including apple, cherry, high bush cranberries, buffalo berries, as well as pine and larch trees. This property offers 4/5 wire fenced pasture area, corrals with older chicken coop, barn with power (hydrant beside) & cement floor with a partially finished loft. This property is fully serviced and has a good water well. Enjoy QUALITY COUNTRY LIVING that is close to amenities! (id:15472)

Price: **\$295,000**

Beds: **2**

Baths: **1**

Rooms: **Register to View**

Sq Ft: **105.91 m<sup>2</sup>**











Year Built: **1976**

Lot Area: **7.61 Acre**

## Location

Country:	<b>CA</b>
Province:	<b>AB</b>
City:	<b>Rural St. Paul County</b>
Postal Code:	<b>T0A1A0</b>
Longitude:	<b>W114° 27' 58.3"</b>
Latitude:	<b>N53° 33' 2.5"</b>

## Property [Rooms](#)

- |   |  |
|---|--|
|  Utility room<br>(4.2 m x 5.5 m) |  Storage<br>(4.29 m x 3.4 m)        |
|  Living room<br>(3.6 m x 3.34 m) |  Dining room<br>(4.24 m x 3.61 m)   |
|  Kitchen<br>(3.21 m x 2.62 m)    |  Master bedroom<br>(2.6 m x 1.54 m) |
|  Bedroom 2<br>(2.7 m x 1.66 m)   |  Office<br>(2.85 m x 2.33 m)        |
|  Laundry room                    |  Enclosed porch                     |

## Agent [Info](#)



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