

\$745,000 - 7308 Twp Rd 562, Rural St. Paul County

MLS® #E4362625

\$745,000

4 Bedroom, 3.00 Bathroom, 1,650 sqft

Single Family on 135.36 Acres

None, Rural St. Paul County, Alberta

A RARE OPPORTUNITY to own this WELL-EQUIPPED 135 ACRE property BORDERING THE N. SASKATCHEWAN RIVER in EAST CENTRAL AB with the only separation being the County road. You will love the amazing scenery and recreation - fishing, hunting, boating, canoeing, birds & wildlife. This beautiful 1650 sq.ft 1 1/2 storey UPGRADED CHARACTER HOME features 4 bdrms, 2.5 baths, country kitchen with custom cabinetry, formal dining room, renovated 2nd floor & deck with 2 gazebos. The 2019 ADDITION features 2 bedrooms incl master with walk-through closet and 4 pc ensuite. Your guests will enjoy staying in the functional 12x16' cabin bordering firepit area, gazebo & raised garden beds. Includes well maintained barn with cement floor/stalls/power/loft, machine shed, livestock shelter, woodworking shop, 2 sea cans (1 retrofitted as mechanical shop), gates, steel corrals, 3 waterers & more. Perfect for horses, beef or hobby animals. The fenced land includes 2 creeks, pasture & arable acres. TWO TITLES! GST may be applicable. (id:6289)

Built in 1940

Essential Information

Listing # E4362625

Price \$745,000

Bedrooms 4



Bathrooms	3.00
Half Baths	1
Square Footage	1,650
Acres	135.36
Year Built	1940
Type	Single Family

Community Information

Address	7308 Twp Rd 562
Subdivision	None
City	Rural St. Paul County
Province	Alberta
Postal Code	T0A1A0

Amenities

Amenities	Golf Course, Schools, Vinyl Windows
Features	No Smoking Home, Agriculture
Parking	Carport, RV
# of Garages	1
View	Valley view

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings
Heating	Forced air
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office	Lakeland Realty
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