

\$449,000 - Sw 25 56-11 W4, Rural St. Paul County

MLS® #E4356142

\$449,000

0 Bedroom, 0.00 Bathroom,
Rural on 38.87 Acres

Labreques Paradise, Rural St. Paul County,
AB

One Of A Kind Waterfront On Poitras Lac!
Rare waters edge title of 38.87 acres of prime waterfront land & rolling hills with views and access onto Lac Poitras which mirrors Lac Sante. At the end of the road, down the well renown French Quarter and Labrecque Paradise, unnamed land awaits its future owner to develop or hold as a legacy piece. This stunning property offers a unique opportunity to own an extraordinary parcel that your family can cherish for generations. Be the WISE one who invested in this rare, legendary parcel and will be spoken about around the late night bonfires of Lac Sante & Lac Poitras for generations to come. Potential for a pitch and putt golf course and RV Park. With a recent subdivision development concept report paid for by seller for a 15-16 lot subdivision already in place, this is an investor's dream. Seize the chance to own a piece of paradise on Poitras Lac!



Essential Information

| | |
|-----------|-----------|
| MLS® # | E4356142 |
| Price | \$449,000 |
| Bathrooms | 0.00 |
| Acres | 38.87 |
| Type | Rural |

| | |
|----------|-----------------|
| Sub-Type | Vacant Lot/Land |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | Sw 25 56-11 W4 |
| Area | Rural St. Paul County |
| Subdivision | Labreques Paradise |
| City | Rural St. Paul County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0A 3A0 |

Exterior

| | |
|-------------------|--|
| Exterior Features | Boating, Lake View, Private Setting, Waterfront Property |
|-------------------|--|

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 28th, 2023 |
| Days on Market | 654 |
| Zoning | Zone 60 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 12th, 2025 at 10:17pm MDT