

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

MLS® #E4362625

**\$745,000**

4 Bedroom, 2.50 Bathroom, 1,650 sqft

Rural on 135.36 Acres

None, Rural St. Paul County, AB

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.

Built in 1940

## **Essential Information**

MLS® # E4362625

Price \$745,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,650
Acres	135.36
Year Built	1940
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	7308 Twp Rd 562
Area	Rural St. Paul County
Subdivision	None
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 1A0

### Amenities

Features	Deck, Fire Pit, Gazebo, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Creek, Fenced, Golf Nearby, Landscaped, River Valley View, River View, Schools
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed            October 17th, 2023

Days on Market      620

Zoning                Zone 60

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Listing information last updated on June 28th, 2025 at 4:32am MDT