

## **\$219,000 - 220 56225 Rng Rd 43, Rural St. Paul County**

MLS® #E4391506

**\$219,000**

2 Bedroom, 1.00 Bathroom, 475 sqft

Rural on 0.69 Acres

Laurier Lake, Rural St. Paul County, AB

The perfect recreational cabin!! A beautiful large lot with lots of trees, two wooden sheds, a 12x20 portable car port and a cozy 475 square foot two bedroom cabin with a wood stove. Located at Laurier Lake in the heart of the Whitney Lakes Provincial Parks. Close to 100 kms of hiking trails, three lakes for fishing and watersports and the Iron Horse Trail for quadding, horseback riding or hiking! Water is supplied by a 2000 gallon cistern, sewer is stored in a 2000 gallon holding tank, power is supplied by a 100 amp service and heat is provided by a wood stove and a forced air furnace [the gas is to the cabin but the meter needs to be hooked up again]. The cabin has a metal roof, split log pine siding, laminate flooring and sits on treated 6x6's on a concrete pad. The cabin has two bedrooms, a bathroom with a shower and a kitchen/living room. A twelve foot aluminum boat and motor come with the property to give you a head start on your fishing needs. The boat has a spot saved at the beach.

Built in 2010

### **Essential Information**

MLS® # E4391506

Price \$219,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	475
Acres	0.69
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	220 56225 Rng Rd 43
Area	Rural St. Paul County
Subdivision	Laurier Lake
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 1X0

### Amenities

Features	Off Street Parking, Carbon Monoxide Detectors, Deck, Exterior Walls-2"x6", Hot Water Electric, Natural Gas BBQ Hookup
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### Interior

Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Landscaped, No Back Lane, Paved Lane, Treed Lot
Lot Description	100' X 300'
Construction	Wood
Foundation	Slab

### Additional Information

Date Listed	June 7th, 2024
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Days on Market 374

Zoning Zone 60

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