

Courtesy Of Charity L Sagert Of Century 21 Masters

\$49,000 - 432, 11121 Twp Rd 595, Rural St. Paul County

MLS® #E4437762

\$49,000

2 Bedroom, 0.50 Bathroom, 720 sqft

Rural on 0.31 Acres

Upper Mann Lake, Rural St. Paul County, AB

Can you see the potential, do you love the feeling of transforming a space and enjoy taking on projects in the day so you can sit back and enjoy your work in the evening? This .31 acre lot is cleared perfect to optimize space and offers a cozy spot in the back for campfires and fairy lights. The cottage has two bedrooms, a nice size washroom space, a great open living room to kitchen and a beautiful large window to bring in so much natural light. The layout flows so nice, there is a newer wood stove, outside has an addition to store a 1250G cistern for summer water and an additional RV power plug beside the house. Upper Mann Lake is a great community and is amongst so many other communities that offer different events like parades, car shows, farmers markets as more. The evenings are quiet and peaceful, the days are filled with fun on The Iron Horse trail close by and day trips to multiple lake communities. Enjoy and unwind amongst the beauty of Upper Mann Lake.

Built in 1971

Essential Information

MLS® # E4437762

Price \$49,000

Bedrooms 2



| | |
|----------------|------------------------|
| Bathrooms | 0.50 |
| Half Baths | 1 |
| Square Footage | 720 |
| Acres | 0.31 |
| Year Built | 1971 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 432, 11121 Twp Rd 595 |
| Area | Rural St. Paul County |
| Subdivision | Upper Mann Lake |
| City | Rural St. Paul County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0A 0C0 |

Amenities

| | |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

Interior

| | |
|--------------|-------------------|
| Heating | Wood Stove, Wood |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Level Land, Low Maintenance Landscape, Treed Lot |
| Construction | Wood |
| Foundation | Preserved Wood |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 15 |
| Zoning | Zone 60 |

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Listing information last updated on June 6th, 2025 at 2:32pm MDT