

\$760,000 - 7308 Twp Rd 562, Rural St. Paul County

MLS® #E4362625

\$760,000

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, deck with 2 gazebos, upper level with loft and 2 bdrms. 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. 2 Titles! A MUST SEE!

Built in 1940

Essential Information

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Price \$760,000



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 555

Zoning Zone 60

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