

# **\$265,000 - 416 & 417 59201 Range Road 95, Rural St. Paul County**

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MLS® #E4392316

**\$265,000**

2 Bedroom, 1.50 Bathroom, 1,150 sqft

Rural on 0.42 Acres

Vincent Lake, Rural St. Paul County, AB

"Tucked Away" Almost new & includes balance of new home warranty, a wonderful 2 bedroom home at Vincent Lake, near St.Paul. This lovely 2 bedroom bungalow offers a lovely well designed kitchen(with corner pantry) to cook up your wonderful meal creations for family & friends. Open concept living & plenty of conveniences for every day living including a large walk in closet in the primary bedroom and a main floor laundry area too. Attached, screened in deck for your morning coffee & or evening relaxation. A sizeable yard with 3 sheds to keep lawn equipment covered plus adequate RV parking for your loved ones. The basement area is a crawl space featuring storage & the water holding tank (household water). Nice, inside & out.

Built in 2020

## **Essential Information**

MLS® #	E4392316
Price	\$265,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,150





Acres	0.42
Year Built	2020
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	416 & 417 59201 Range Road
Area	Rural St. Paul County
Subdivision	Vincent Lake
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

### Amenities

Features	Crawl Space, Deck, Fire Pit
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting
Construction	Wood
Foundation	Insulated Concrete Form, Se

### Additional Information

Date Listed	June 12th, 2024
Days on Market	454
Zoning	Zone 60



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