

# \$89,000 - 607, 608 60017 Range Road 110, Rural St. Paul County

MLS® #E4454907

**\$89,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 1.04 Acres

Lower Mann Lake, Rural St. Paul County, AB

Discover this double lot at Lower Mann Lake offering 1.04 acres of recreational space. The property features two separate gated entrances and backs onto an open field, providing both accessibility and privacy. Included are two RV trailers, one complete with a deck, along with a firepit area for gatherings. A seacan with lean-to offers excellent storage for equipment and seasonal items. Lot utilities include upgraded 100 AMP panel and 500 gallon holding tank. The lot is mostly cleared, partially fenced, and ready for immediate use. Located just minutes from the lake, golfing, and the Iron Horse Trail, this property is ideally situated for outdoor recreation or your spot to build a cabin or dream home. Whether you are seeking a weekend retreat or a private getaway, this property provides a great opportunity to enjoy lake living.



## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4454907 |
| Price     | \$89,000 |
| Bathrooms | 0.00     |
| Acres     | 1.04     |
| Type      | Rural    |

|          |                 |
|----------|-----------------|
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 607, 608 60017 Range Road 110 |
| Area        | Rural St. Paul County         |
| Subdivision | Lower Mann Lake               |
| City        | Rural St. Paul County         |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T0A 0C0                       |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Boating, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Rolling Land, Treed Lot, Partially Fenced |
|-------------------|------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 46                |
| Zoning         | Zone 60           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 12th, 2025 at 12:02am MDT