

58032 Range Road 101
Rural St. Paul No. 19, County of, Alberta

MLS # A2268204



\$300,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,405 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	RV Access/Parking, Single Garage Attached		
Lot Size:	6.23 Acres		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees, Private, S		

Heating: Floor Furnace, Forced Air, Natural Gas

Water: Private, Well

Floors: Hardwood, Linoleum

Sewer: Unknown

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 2-58-10-W4

Exterior: Composite Siding, Concrete, Wood Frame

Zoning: A

Foundation: Poured Concrete

Utilities: See Remarks

Features: Built-in Features, Laminate Counters, Open Floorplan, Storage, Sump Pump(s)

Inclusions: N/A

Make your move! Here you find a spacious bungalow on 6.23 acres with very close proximity to the community of St. Paul, Alberta. You are welcomed to a lovely, well treed yard site with a large asphalt parking area - room for all the toys or an RV. There is a 16x16 storage shed and a single attached garage measuring 14x24. This 1973 construction home has seen some improvements, there is hardwood flooring, three bedrooms, a four piece bath, a one piece bath and main floor laundry. There is plenty of family space here with an eat in kitchen, formal living room and a family room. The basement is a blank canvas awaiting your finishing touches to make it your own. Build equity with your improvements, such a great opportunity to get rural with easy access to town! Welcome Home!