# \$373,000 - 404, 59201 Range Road 95, Rural St. Paul County

MLS® #E4407532

## \$373,000

3 Bedroom, 2.00 Bathroom, 2,014 sqft Rural on 0.75 Acres

Vincent Lake, Rural St. Paul County, AB

A Stunning Home at the Lake, Vincent Lake, close to St. Paul and it's many amenities. This lovely 2 Storey home features an amazing kitchen which is the heart of the home, dining room and living room with walk out deck and a beautiful fireplace, eating area and sunroom with walk out door to the deck as well, family room off to the side which could be a multi purpose area for your family. Upper floor features a gorgeous primary bedroom with gas fireplace and a walk out deck and 2 additional bedrooms, and a 3pc bath. The basement is partially finished, and has potential for a 4th bedroom and great storage and has a gas fireplace and a walk out basement entrance. Double garage. Much more. Serene, picturesque, lovely.



Half Baths

#### **Essential Information**

MLS® # E4407532 Price \$373,000

2

Bedrooms 3
Bathrooms 2.00
Full Baths 1

Square Footage 2,014







Acres 0.75 Year Built 2004 Type Rural

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 404, 59201 Range Road 95

Area Rural St. Paul County

Subdivision Vincent Lake

City Rural St. Paul County

County ALBERTA

Province AB

Postal Code T0A 3A0

#### **Amenities**

Features Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors

Smoke, Exterior Walls- 2"x6", Hot Wtr Tank-Energy Star, Lake Privileges, Skylight, Vaulted Ceiling, Vinyl Windows, Walkout Basement,

Wood Windows, Natural Gas Stove Hookup

Parking Spaces 1

### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, See Remarks, Natural Gas, Wood

Fireplace Yes
Stories 2
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood

Exterior Features Environmental Reserve, Fruit Trees/Shrubs, Lake Access Property, Lake

View, No Back Lane, Not Fenced, Partially Landscaped, Treed Lot,

Vegetable Garden

Construction Wood

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed September 20th, 2024

Days on Market 404

Zoning Zone 60

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