

# **\$195,000 - 402/403 60501 Rge Rd 120, Rural St. Paul County**

MLS® #E4431330

**\$195,000**

2 Bedroom, 1.00 Bathroom, 776 sqft

Rural on 0.92 Acres

Floatingstone, Rural St. Paul County, AB

TWO LOTS! Get away from the hustle & bustle to enjoy lake life in this charming FOUR SEASON, 2 bedroom getaway at Floatingstone Lake in St. Paul County. A great recreational lake less than 2 hrs NE of Edmonton. This beautifully landscaped property offers the perfect spot to make some wonderful memories and is being sold as a package with the adjoining vacant lot (separate title). Services include septic tank & field, bored well & 1000 gallon cistern, natural gas & power. High lot with lake view and cozy spot to spend some family time. Boat launch is just a 1 minute drive so you can get out on the lake in no time. Walking distance to public beach with the opportunity to put in your own dock. Property comes fully furnished and is ready for you to settle in!

Built in 1976

## **Essential Information**

MLS® #	E4431330
Price	\$195,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	776



Acres	0.92
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	402/403 60501 Rge Rd 120
Area	Rural St. Paul County
Subdivision	Floatingstone
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 0N0

### Amenities

Features	Crawl Space, Deck, Fire Pit, Gazebo, R.V. Storage
Parking Spaces	8

### Interior

Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Boating, Fruit Trees/Shrubs, Lake View, Landscaped, Recreation Use, Shopping Nearby, Vegetable Garden, Partially Fenced
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	April 17th, 2025
Days on Market	81
Zoning	Zone 60

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