

## \$125,000 - 532 11131 Twp Rd 600, Rural St. Paul County

MLS® #E4434434

**\$125,000**

1 Bedroom, 0.00 Bathroom, 240 sqft

Rural on 0.50 Acres

Cameron Cove, Rural St. Paul County, AB

Escape to Cameron Cove - a small subdivision close to Upper Mann Lake. This property is 1/2 acre and is ready for a family to start making memories at the lake. Currently there is a 12x20 garage and a small shed. The area is cleared out and has been nicely maintained. What sets this lot apart from the rest is its proximity to the lake. From the back of the lot is your private trail to the waters edge. There will never be any neighbors between you and the water. The power and gas are at the property line so its easy to build something more. Here there is plenty of room for your camper and your friends camper - bring everyone or just come to enjoy the absolute peace and quiet. Great neighbors all around. This property is close to the Iron Horse Trail which is approved for grads, sleds, horses, motorcycles etc. just not vehicles. This property is just 2 hrs. from Edmonton or 25 mins to St. Paul, there are many fishing and boating lakes within a short drive as well as the Upper Mann Lake Golf Course. Come !!

Built in 2010

### Essential Information

MLS® #	E4434434
Price	\$125,000
Bedrooms	1



Bathrooms	0.00
Square Footage	240
Acres	0.50
Year Built	2010
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

### Community Information

Address	532 11131 Twp Rd 600
Area	Rural St. Paul County
Subdivision	Cameron Cove
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 0C0

### Amenities

Features	Fire Pit, Lake Privileges, Parking-Extra, Parking-Visitor
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### Interior

Heating	See Remarks
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Flat Site, Golf Nearby, No Back Lane, Not Fenced, Picnic Area, Private Setting, Recreation Use, See Remarks
Lot Description	2144.9 m2
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	May 3rd, 2025
Days on Market	66

## Zoning

## Zone 60

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Listing information last updated on July 7th, 2025 at 10:32pm MDT