

Courtesy Of Kerri L Dechaine Of Dale Real Estate (St. Paul) Ltd.

# **\$199,900 - 812, 59209 Range Road 95a, Rural St. Paul County**

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MLS® #E4442603

**\$199,900**

2 Bedroom, 1.00 Bathroom, 729 sqft

Rural on 0.34 Acres

None, Rural St. Paul County, AB

"Charming Lakefront Retreat - Cozy, Renovated & Ready to Enjoy" Tucked away on a tranquil 0.34 acre lot, this inviting lakefront property offers the perfect escape with over 700 square feet of beautifully updated living space including new appliances & a new pressure tank. Whether you're looking for a weekend getaway or a serene full-time home, this cozy retreat checks all the boxes. The main floor features a spacious bedroom, a stunningly renovated 3 piece bathroom & a gorgeous kitchen with stylish finishes & modern touches - ideal for cooking & entertaining. A bright loft area provide additional space for guests plus a charming balcony. The cozy wood burning stove adds warmth, creating the ambiance for lakeside living year round. Step outside & enjoy the covered front porch with peaceful views & fresh lake air. Don't miss this rare opportunity to own a piece of lakefront property with easy access on all paved roadways which gets plowed in the winter months. Seller financing is available.

Built in 2007

## **Essential Information**

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Price	\$199,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	729
Acres	0.34
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	812, 59209 Range Road 95a
Area	Rural St. Paul County
Subdivision	None
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

### Amenities

Features	Patio, Vinyl Windows
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### Interior

Heating	Wood Stove, See Remarks, Propane, Wood
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Lake View, Landscaped, Sloping Lot, Waterfront Property
Construction	Wood
Foundation	Slab

### Additional Information

Date Listed	June 16th, 2025
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Days on Market 20  
Zoning Zone 60



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Listing information last updated on July 5th, 2025 at 11:17pm MDT