# \$745,000 - 7308 Twp Rd 562, Rural St. Paul County

MLS® #E4362625

# \$745,000

4 Bedroom, 2.50 Bathroom, 1,650 sqft Rural on 135.36 Acres

None, Rural St. Paul County, AB

A RARE OPPORTUNITY to own this WELL-EQUIPPED 135 ACRE property BORDERING THE N. SASKATCHEWAN RIVER in EAST CENTRAL AB with the only separation being the County road. You will love the amazing scenery and recreation fishing, hunting, boating, canoeing, birds & wildlife. This beautiful 1650 sq.ft 1 1/2 storey **UPGRADED CHARACTER HOME features 4** bdrms, 2.5 baths, country kitchen with custom cabinetry, formal dining room, renovated 2nd floor & deck with 2 gazebos. The 2019 ADDITION features 2 bedrooms incl master with walk-through closet and 4 pc ensuite. Your guests will enjoy staying in the functional 12x16' cabin bordering firepit area, gazebo & raised garden beds. Includes well maintained barn with cement floor/stalls/power/loft, machine shed, livestock shelter, woodworking shop, 2 sea cans (1 retrofitted as mechanical shop), gates, steel corrals, 3 waterers & more. Perfect for horses, beef or hobby animals. The fenced land includes 2 creeks, pasture & arable acres. TWO TITLES! GST may be applicable.







Built in 1940

#### **Essential Information**

MLS® # E4362625 Price \$745,000 Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,650

Acres 135.36

Year Built 1940

Type Rural

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

# **Community Information**

Address 7308 Twp Rd 562

Area Rural St. Paul County

Subdivision None

City Rural St. Paul County

County ALBERTA

Province AB

Postal Code T0A 1A0

#### **Amenities**

Features Deck, Fire Pit, Gazebo, Hot Water Natural Gas, No Smoking Home,

Vinyl Windows

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Partial, Partially Finished

# **Exterior**

Exterior Wood

Exterior Features Creek, Fenced, Golf Nearby, Landscaped, River Valley View, River

View, Schools

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed October 17th, 2023

Days on Market 761

Zoning Zone 60

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