

## \$289,000 - 260 57201 Rng Rd, Rural St. Paul County

MLS® #E4450154

**\$289,000**

3 Bedroom, 2.50 Bathroom, 1,349 sqft

Rural on 0.49 Acres

Lower Therien, Rural St. Paul County, AB

Lake Living Awaits! Spacious bungalow on  $\frac{1}{2}$  Acre in the County of St. Paul! Beautifully updated 3 bedroom, 3 bathroom walk-out bungalow located on the peaceful Lower Therien Lake. Perfect for year-round living or your weekend getaway, this home offers a rare blend of comfort, space, and lake access for boating and recreation. Inside, you'll find a bright and functional layout with newer flooring throughout, a cozy living area, and a spacious kitchen ideal for family gatherings. Major upgrades have already been taken care of, including shingles, furnace, and hot water tank offering peace of mind for years to come. Step outside onto your deck and take in the tranquility of your expansive yard plenty of room for outdoor entertaining, gardening, or just enjoying the fresh country air. The walk-out basement adds valuable living space and opens to the beautiful surroundings. 100 miles of snow mobile trails just 5 minutes from the house and a beautiful spot at the beach to take in the breathtaking scenery.

Built in 1984

### Essential Information

MLS® # E4450154

Price \$289,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,349
Acres	0.49
Year Built	1984
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	260 57201 Rng Rd
Area	Rural St. Paul County
Subdivision	Lower Therien
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

### Amenities

Features	Deck, Parking-Extra, R.V. Storage, Walkout Basement
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Beach Access, Boating, Fruit Trees/Shrubs, Hillside, Lake Access Property, Low Maintenance Landscape, Not Fenced
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 29th, 2025  
Days on Market        4  
Zoning                    Zone 60

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