

## **\$179,000 - 527, 60017 Rng Rd 110, Rural St. Paul County**

MLS® #E4457814

**\$179,000**

1 Bedroom, 1.00 Bathroom, 786 sqft

Rural on 0.39 Acres

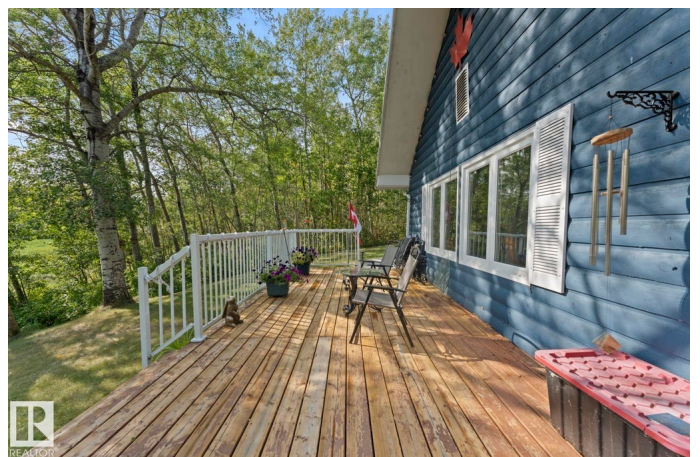
Lower Mann Lake, Rural St. Paul County, AB

The little Blue cabin at the end of Mcleod drive, tucked away amongst the trees and surrounded by almost an acre of mother nature, this property is backing an easement and then beyond that easement is where the lake used to run up to. Enjoy the private peace and quiet in lake country, where you are only minutes away from many lakes within the county of St. Paul and so many charming hamlets that offer different summer activities. This little cabin offers natural gas, a wood stove, power, septic tank and a cistern for water. Up the stairs just off the kitchen you'll find a little loft, great for the kids space or a hobby room. The guest house is perfect for extra sleeping or your company to enjoy. This property also comes with a lot next to it which is .50 of an acre and also has gas and power (no meter hooked up). There is 3 approaches off Mcleod drive which offers the convenience of different ways to access and use the property. The only thing left to do is enjoy!

Built in 1975

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4457814  |
| Price     | \$179,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 786                    |
| Acres          | 0.39                   |
| Year Built     | 1975                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 527, 60017 Rng Rd 110 |
| Area        | Rural St. Paul County |
| Subdivision | Lower Mann Lake       |
| City        | Rural St. Paul County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 0C0               |

### Amenities

|          |                                                                           |
|----------|---------------------------------------------------------------------------|
| Features | Deck, Hot Water Natural Gas, No Smoking Home, Parking-Extra, R.V. Storage |
|----------|---------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood                                                                            |
| Exterior Features | Corner Lot, Fruit Trees/Shrubs, Golf Nearby, Not Fenced, Ravine View, Treed Lot |
| Construction      | Wood                                                                            |
| Foundation        | Block, Piling, Wood                                                             |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 3                    |

Zoning

Zone 60

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Listing information last updated on September 18th, 2025 at 10:18am MDT