

# **\$249,900 - 400 60501 Range Road 120, Rural St. Paul County**

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MLS® #E4464581

**\$249,900**

2 Bedroom, 1.00 Bathroom, 1,075 sqft

Rural on 0.46 Acres

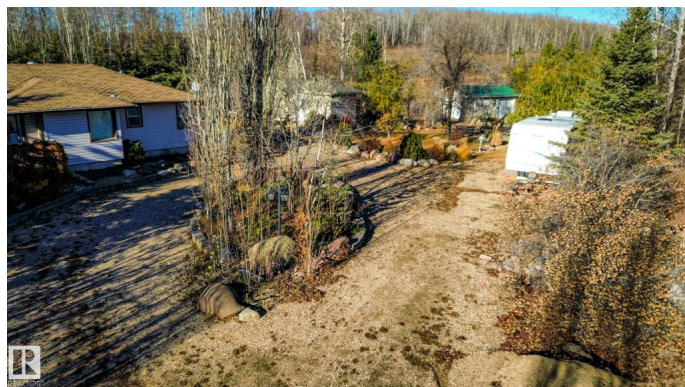
Floatingstone, Rural St. Paul County, AB

Welcome to this charming four season 2 bedroom 1 bath bungalow near beautiful Floatingstone Lake. The property features a 340 square foot bunkhouse with two additional bedrooms and a bathroom ready for finishing, a 336 square foot workshop, and an included RV. Inside, you will find a spacious kitchen, dining area, and living room complete with a cozy wood burning fireplace. The home is equipped with a high efficiency furnace and hot water on demand system for year round comfort. The yard is professionally landscaped with beautiful stonework, walkways, and a firepit area perfect for relaxing outdoors. Situated on 0.46 acres just steps from the lake, this property offers endless opportunities for boating, swimming, and fishing. Conveniently located near the Boyne Lake store, 30 minutes from St. Paul, and about 1 hour and 30 minutes from Edmonton.

Built in 1965

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4464581  |
| Price     | \$249,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 1,075                  |
| Acres          | 0.46                   |
| Year Built     | 1965                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 400 60501 Range Road 120 |
| Area        | Rural St. Paul County    |
| Subdivision | Floatingstone            |
| City        | Rural St. Paul County    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T0A 0C0                  |

### Amenities

|          |                                                                                                    |
|----------|----------------------------------------------------------------------------------------------------|
| Features | Crawl Space, Deck, Fire Pit, Guest Suite, Lake Privileges, No Smoking Home, R.V. Storage, Workshop |
|----------|----------------------------------------------------------------------------------------------------|

### Interior

|              |                                      |
|--------------|--------------------------------------|
| Heating      | Baseboard, Forced Air-1, Natural Gas |
| Fireplace    | Yes                                  |
| Stories      | 1                                    |
| Has Basement | Yes                                  |
| Basement     | Full, See Remarks                    |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood                                               |
| Exterior Features | Boating, Flat Site, Fruit Trees/Shrubs, Landscaped |
| Construction      | Wood                                               |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 60            |

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Listing information last updated on November 15th, 2025 at 7:47pm MST