

## \$259,900 - 58311 Rng Rd 95, Rural St. Paul County

MLS® #E4428385

**\$259,900**

4 Bedroom, 1.50 Bathroom, 1,833 sqft

Rural on 6.84 Acres

None, Rural St. Paul County, AB

Just Minutes from St. Paul nestled on 6.84 acres of picturesque land, this charming 1 1/2 story home offers the perfect blend of country living and town convenience. Featuring 4 spacious bedrooms, this home is ideal for family living. The open country kitchen is the heart of the home, offering a warm and inviting space for meal prep, dining, and entertaining. Natural light pours in throughout the home, creating a bright, welcoming atmosphere. Outside, youâ€™ll find 5 acres of beautifully landscaped yard, providing plenty of room for gardening, outdoor recreation, or even future expansion. A new 2023 tarp shop adds valuable storage and workspace, perfect for hobbies or equipment. Recent updates, including a new furnace and hot water tank (both 2022), ensure year-round comfort and efficiency. This unique property offers the perfect mix of peaceful country living and modern convenience â€“ an ideal place to call home. Donâ€™t miss out on this exceptional opportunity!

Built in 1935

### Essential Information

MLS® # E4428385

Price \$259,900

Bedrooms 4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,833
Acres	6.84
Year Built	1935
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	58311 Rng Rd 95
Area	Rural St. Paul County
Subdivision	None
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

### Amenities

Features	Deck, Detectors Smoke
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Paved Lane, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 31st, 2025
Days on Market	21
Zoning	Zone 60

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