

# **\$760,000 - 7308 Twp Rd 562, Rural St. Paul County**

MLS® #E4362625

**\$760,000**

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, deck with 2 gazebos, upper level with loft and 2 bdrms. 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. 2 Titles! A MUST SEE!

Built in 1940

## **Essential Information**

MLS® # E4362625

Price \$760,000



|                |                        |
|----------------|------------------------|
| 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      549

Zoning                Zone 60

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