

Courtesy Of Charity L Sagert Of Century 21 Masters

\$120,000 - 59310 Rng Rd 112, Rural St. Paul County

MLS® #E4395151

\$120,000

1 Bedroom, 1.00 Bathroom, 720 sqft

Rural on 1.97 Acres

Ashmont (St. Paul County), Rural St. Paul County, AB

Located 3km southeast of Ashmont in the County of St. Paul is this stunning 2 acre property ready for development. Sometimes finding the perfect spot can be the hardest part when you're looking for a place in this budget. This parcel of land is something you need to see in person before the snow falls. Every tree is located in the best spot, with a mixture of trees and shrubs, lilacs and shade, backing farm land but no wind to bother you, no neighbours but close enough to town for schools or shopping. It is truly beautiful! Everything has been cleaned out, move in ready, the sky is the limit when you take quick possession, NO cleaning up after anyone, just a blank canvas to make your future real estate goals come true! The home has newer windows, a metal roof and high efficiency furnace. In the basement there is a cistern and out back a septic holding tank. A small single garage/shed comes with the property and it is available for immediate possession. Property taxes for 2024 are \$813.44!

Built in 1940

Essential Information

MLS® # E4395151

Price \$120,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	720
Acres	1.97
Year Built	1940
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	59310 Rng Rd 112
Area	Rural St. Paul County
Subdivision	Ashmount (St. Paul County)
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 0C0

Amenities

Features	R.V. Storage
----------	--------------

Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior	Wood
Exterior Features	Schools, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 30th, 2024
Days on Market	256
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 13th, 2025 at 6:47am MDT