

## **\$389,900 - 9416 Twp Rd 591a, Rural St. Paul County**

MLS® #E4407606

**\$389,900**

3 Bedroom, 3.00 Bathroom, 1,740 sqft

Rural on 4.14 Acres

None, Rural St. Paul County, AB

Discover your dream home at the lake, sprawled across 4 acres of land. This open concept residence boasts modern finishes & a walkout basement, designed for the ultimate in comfort & style. The heart of this home is its kitchen, equipped with a large eat-at island that features power outlets for functionality & a built-in wine rack for an added touch of sophistication. Bask in the natural light flooding in through the expansive wall of windows in the living room, creating a warm and inviting atmosphere. The master suite is a haven of relaxation, complete with a modern freestanding tub in the ensuite. Hardwood flooring throughout the home simplifies maintenance. The basement offers a blank canvas for your creativity. Step outside to the large deck, where you can immerse yourself in tranquility or entertain guests. An attached double garage provides convenient access to the home while shielding you from the elements. Located just 15 mins from St. Paul or 2 hrs from Edmonton on the south end of Vincent Lake.

Built in 2010

### **Essential Information**

MLS® # E4407606

Price \$389,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,740
Acres	4.14
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	9416 Twp Rd 591a
Area	Rural St. Paul County
Subdivision	None
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

### Amenities

Features	Off Street Parking, Deck, Detectors Smoke, Fire Pit, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Hillside, Lake Access Property
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 23rd, 2024
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Days on Market 209

Zoning Zone 60

RE / Bank Owned Yes

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