

# **\$328,900 - 102 11502 Township Road 604, Rural St. Paul County**

MLS® #E4414607

**\$328,900**

2 Bedroom, 1.00 Bathroom, 1,080 sqft

Rural on 0.18 Acres

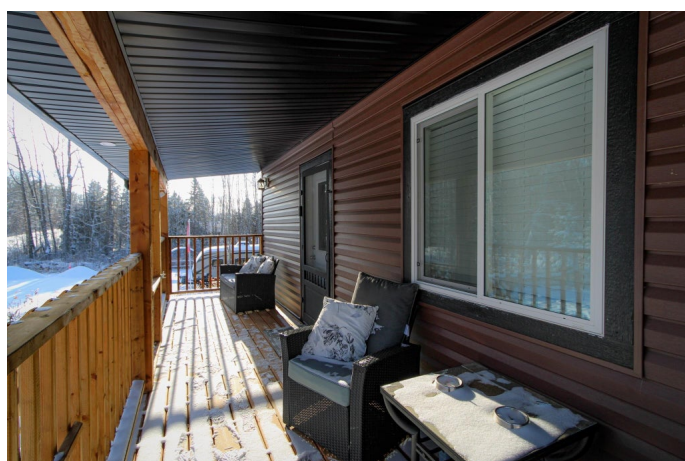
Floatingstone, Rural St. Paul County, AB

Escape to Year-Round Lake Living at Floatingstone Lake! This 2019-built gem in Smith Grove Resort offers open-concept living with vaulted ceilings, a bright kitchen with an island, dining, living area. 4 piece bath and a cozy upstairs loft with a second bedroom. Enjoy relaxing on the front porch or the covered back deck, complete with a built-in hot tub. The property also features a single attached garage, a "man cave" or guest suite perfect for watching the game. Also features a wood shed, and an outhouse for extra convenience. Located on a quiet no-exit road, it's a short stroll to the public beach at Floatingstone Campground with a boat launch, playground, and waters perfect for swimming, paddleboarding, and boating. Only 25 minutes from St. Paul, 2 hours east of Edmonton, 40 minutes to Lac La Biche and 1 hour from Cold Lake. Tailored for peaceful living—perfect for couples or retirees. This is THE spot to be!

Built in 2019

## **Essential Information**

MLS® #	E4414607
Price	\$328,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,080
Acres	0.18
Year Built	2019
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	102 11502 Township Road 604
Area	Rural St. Paul County
Subdivision	Floatingstone
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 0C0

### Amenities

Features	Air Conditioner, Club House, Fire Pit, Front Porch, Hot Tub, Lake Privileges, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Wet Bar
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Fruit Trees/Shrubs, Lake Access Property, Landscaped, Low Maintenance Landscape, Playground Nearby, Recreation Use, Partially Fenced
Construction	Wood
Foundation	Pylon

### Additional Information

Date Listed	November 25th, 2024
Days on Market	145
Zoning	Zone 60

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Listing information last updated on April 19th, 2025 at 6:32am MDT