

# \$54,900 - 324, 11121 Twp Rd 595, Rural St. Paul County

MLS® #E4423556

**\$54,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.25 Acres

Upper Mann Lake, Rural St. Paul County, AB

Beautifully manicured quarter acre lake lot located just off Upper Mann Lake, with a gorgeous small walk down to the lake through the trees you'll find yourself amongst silence and nature. Enjoy kayaking, canoeing, amazing walks, riding the Iron Horse trail, farmers markets and small town community events or just sit by the water watch the sun set! This is a community of people who just enjoy the silence and space out in the country under the star filled skies. This property has power, a 300G holding tank, outhouse, above ground Cistern and the potential for so much more! All the big things have been complete such as clearing, privacy trees, covered areas for your RV, decks, a fireplace and storage for the essentials. The main camper (included) is in immaculate condition and is guaranteed comfort for yourself or guests, second RV is in GREAT shape for its age. There is so much value in this lot, \$293.00 taxes and a turn key place to come as soon as the snow melts!!



Built in 1999

## Essential Information

MLS® #	E4423556
Price	\$54,900
Bathrooms	0.00
Acres	0.25

Year Built	1999
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	324, 11121 Twp Rd 595
Area	Rural St. Paul County
Subdivision	Upper Mann Lake
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 0C0

### Exterior

Exterior Features	Boating, Environmental Reserve, Low Maintenance Landscape, Treed Lot
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### Additional Information

Date Listed	March 1st, 2025
Days on Market	48
Zoning	Zone 60

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Listing information last updated on April 18th, 2025 at 7:02pm MDT