

## \$379,900 - 9415 Twp Rd 591, Rural St. Paul County

MLS® #E4428422

**\$379,900**

3 Bedroom, 2.50 Bathroom, 1,460 sqft

Rural on 1.01 Acres

Vincent Lake, Rural St. Paul County, AB

Peaceful Acreage Retreat Just Minutes from Town Located just 12 km from town, this beautifully situated acreage offers the perfect blend of privacy and convenience. The 1,460 sq ft modular home features an open layout and is positioned to take full advantage of the spectacular views from the back deck and charming pagoda-covered patio area. Enjoy serene water views right out your back door, creating a tranquil atmosphere that's hard to beat. The property also includes a 26' x 24' insulated and heated garage—ideal for projects, storage, or a cozy workshop. The unfinished basement provides a blank canvas, ready for your personal touch to transform it into additional living space, a home gym, or whatever suits your lifestyle. This is acreage living at its finest—peaceful, scenic, and only minutes from everything you need.

Built in 2010

### Essential Information

MLS® #	E4428422
Price	\$379,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,460



Acres	1.01
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9415 Twp Rd 591
Area	Rural St. Paul County
Subdivision	Vincent Lake
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

### Amenities

Features	Deck, Hot Water Instant, Patio, Vaulted Ceiling
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### Interior

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

### Exterior

Exterior	Modular
Exterior Features	Backs Onto Lake, Lake View, Landscaped, Partially Fenced
Construction	Modular
Foundation	Preserved Wood

### Additional Information

Date Listed	March 31st, 2025
Days on Market	18
Zoning	Zone 60

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