

# **\$410,000 - 404, 59201 Range Road 95, Rural St. Paul County**

MLS® #E4407532

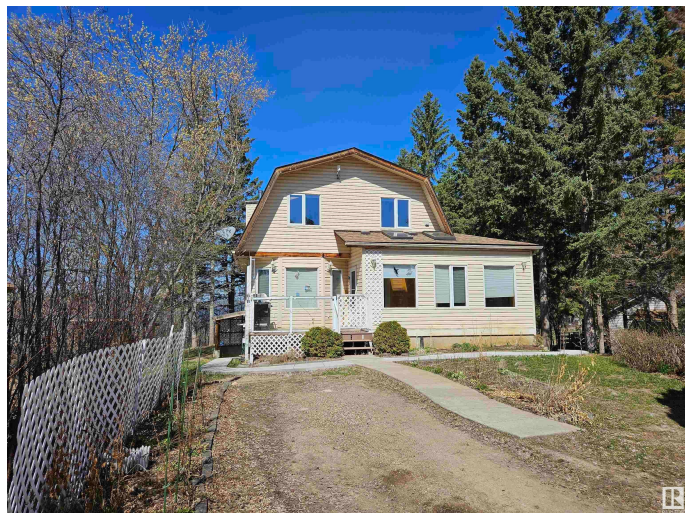
**\$410,000**

3 Bedroom, 2.00 Bathroom, 2,014 sqft

Rural on 0.75 Acres

Vincent Lake, Rural St. Paul County, AB

A Stunning Home at the Lake, Vincent Lake, close to St. Paul and it's many amenities. This lovely 2 Storey home features an amazing kitchen which is the heart of the home, dining room and living room with walk out deck and a beautiful fireplace, eating area and sunroom with walk out door to the deck as well, family room off to the side which could be a multi purpose area for your family. Upper floor features a gorgeous primary bedroom with gas fireplace and a walk out deck and 2 additional bedrooms, and a 3pc bath. The basement is partially finished, and has potential for a 4th bedroom and great storage and has a gas fireplace and a walk out basement entrance. Double garage. Much more. Serene, picturesque, lovely.



Built in 2004

## **Essential Information**

MLS® #	E4407532
Price	\$410,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	2,014

Acres	0.75
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	404, 59201 Range Road 95
Area	Rural St. Paul County
Subdivision	Vincent Lake
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

### Amenities

Features	Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Wtr Tank-Energy Star, Lake Privileges, Skylight, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wood Windows, Natural Gas Stove Hookup
Parking Spaces	1

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, See Remarks, Natural Gas, Wood
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Environmental Reserve, Fruit Trees/Shrubs, Lake Access Property, Lake View, No Back Lane, Not Fenced, Partially Landscaped, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 20th, 2024
Days on Market	317
Zoning	Zone 60



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Listing information last updated on August 3rd, 2025 at 6:47pm MDT