

# \$31,000 - 132 11124 Township Road 595, Rural St. Paul County

MLS® #E4412533

**\$31,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.80 Acres

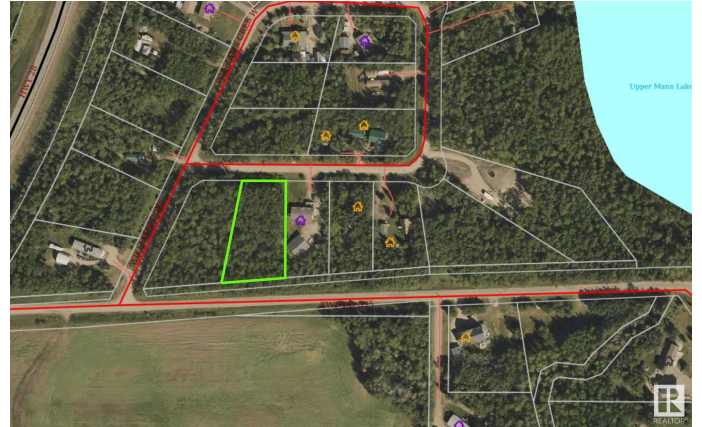
Upper Mann Lake, Rural St. Paul County, AB

Discover your perfect lake lot on this 0.80-acre fully treed lot in the desirable Ashmont Beach subdivision at Upper Mann Lake. This rare find offers the unique opportunity for municipal water, along with power and gas conveniently located at the property line, making it an ideal spot to build your dream home. Enjoy easy access to the lake, great for boating and kayaking. Outdoor enthusiasts will love being close to the Iron Horse Trail for hiking and quadding adventures. Families will appreciate the proximity to Ashmont and school, while golf lovers can take advantage of the nearby Mann Lake Golf Course. This stunning property combines natural beauty and modern conveniences, providing a serene setting for your future home.

## Essential Information

MLS® #	E4412533
Price	\$31,000
Bathrooms	0.00
Acres	0.80
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information



Address	132 11124 Township Road 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	Beach Access, Boating, Flat Site, Golf Nearby, Recreation Use, Schools, Treed Lot, See Remarks
-------------------	--

### **Additional Information**

Date Listed	November 1st, 2024
Days on Market	186
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 6th, 2025 at 12:17am MDT