

Courtesy Of Rob L Hippisley Of Royal LePage Hometown Real Estate

# \$379,000 - 362 59328 Range Rd 95, Rural St. Paul County

MLS® #E4403005

**\$379,000**

3 Bedroom, 3.00 Bathroom, 1,900 sqft  
Rural on 0.52 Acres

Vincent Lake, Rural St. Paul County, AB

Welcome to Sunset Bay on Vincent Lake—a stunning lakefront property that has been meticulously maintained. This charming home features a spacious semi-open floor plan, two inviting bedrooms on the main level, with an additional bedroom in the basement. A solarium is a key feature of the home which provides sweeping views of the lake. The fully developed walk-out basement adds versatility—ideal for a family lounge or guest suite. Enjoy a fenced yard for outdoor gatherings and a double garage for all your storage needs. Set on a beautifully landscaped lot, this property is perfect for embracing the peaceful lakeside lifestyle. Don't miss your chance to experience exceptional lakefront living at Sunset Bay!

Built in 1982

## Essential Information

MLS® #	E4403005
Price	\$379,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,900
Acres	0.52



Year Built	1982
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### **Community Information**

Address	362 59328 Range Rd 95
Area	Rural St. Paul County
Subdivision	Vincent Lake
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

### **Amenities**

Features	Exterior Walls- 2"x6", Hot Water Natural Gas, Walkout Basement
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Landscaped, No Through Road, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 19th, 2024
Days on Market	206
Zoning	Zone 60

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Listing information last updated on March 13th, 2025 at 6:02am MDT