

## \$37,900 - 430, 11121 Twp Rd 595, Rural St. Paul County

MLS® #E4436049

**\$37,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.47 Acres

Upper Mann Lake, Rural St. Paul County, AB

Escape to tranquility with this nearly half an acre of beautifully treed land. The property is slightly cleared with a power pole near by that used to be connected, new owner will need to connect new power. Included with this beautiful location is a 38MS presidential park model with approximately 500ft<sup>2</sup> of living space (37x14). The bathroom is spacious with a regular size toilet, bedroom can fit a 60"x74" queen bed, oak flooring and cabinets which are a no staple structure, patio doors off the kitchen, 2"x3" side wall framing and cathedral style raised ceiling in the living area. Also features U.V. shield on siding, EPDM rubber roof, flooring is glued and screwed to 2"x4" main floor framing. Many awning style windows, 49G water holding tank, 10G water heater, 40,000BTU furnace and so much more. There is also large concrete piles where someone was once going to build a house, 4 of them are directly outside the patio doors which may make a good future deck. So many possibilities for one great price!



### Essential Information

MLS® #	E4436049
Price	\$37,900
Bathrooms	0.00
Acres	0.47

Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	430, 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    Corner Lot, Hillside, Not Fenced, Private Setting, Sloping Lot, Treed Lot

### Additional Information

Date Listed	May 12th, 2025
Days on Market	60
Zoning	Zone 60

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Listing information last updated on July 11th, 2025 at 7:02pm MDT