

## \$49,000 - 432, 11121 Twp Rd 595, Rural St. Paul County

MLS® #E4437762

**\$49,000**

2 Bedroom, 0.50 Bathroom, 720 sqft

Rural on 0.31 Acres

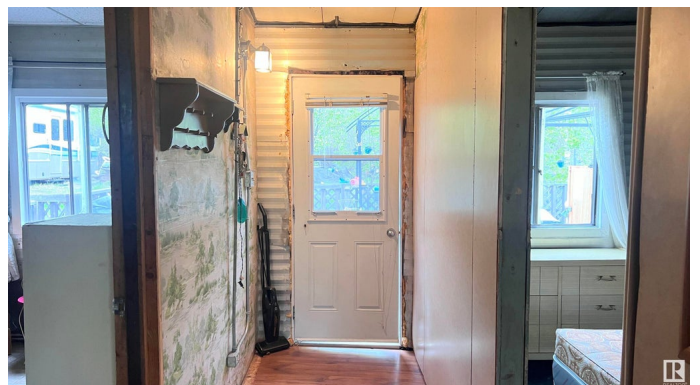
Upper Mann Lake, Rural St. Paul County, AB

Can you see the potential, do you love the feeling of transforming a space and enjoy taking on projects in the day so you can sit back and enjoy your work in the evening? This .31 acre lot is cleared perfect to optimize space and offers a cozy spot in the back for campfires and fairy lights. The cottage has two bedrooms, a nice size washroom space, a great open living room to kitchen and a beautiful large window to bring in so much natural light. The layout flows so nice, there is a newer wood stove, outside has an addition to store a 1250G cistern for summer water and an additional RV power plug beside the house. Upper Mann Lake is a great community and is amongst so many other communities that offer different events like parades, car shows, farmers markets as more. The evenings are quiet and peaceful, the days are filled with fun on The Iron Horse trail close by and day trips to multiple lake communities. Enjoy and unwind amongst the beauty of Upper Mann Lake.

Built in 1971

### Essential Information

MLS® #	E4437762
Price	\$49,000
Bedrooms	2



Bathrooms	0.50
Half Baths	1
Square Footage	720
Acres	0.31
Year Built	1971
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	432, 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

### Amenities

Features	See Remarks
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### Interior

Heating	Wood Stove, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Level Land, Low Maintenance Landscape, Treed Lot
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	39
Zoning	Zone 60

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Listing information last updated on June 30th, 2025 at 1:32pm MDT