



## 621, 11102 TWP RD 600 Rural St. Paul County AB

\$314,900

Discover the tranquil haven of this Upper Mann Lake 2018 modular home, nestled on a generously sized double lot that promises unrivaled privacy. This family-friendly retreat features a master suite with an enviable ensuite, complete with a luxurious soaker tub, walk-in shower & a walk-through closet. The kitchen is a culinary enthusiast's dream, equipped with 2 ovens for baking & an open-concept layout flowing into the living & dining areas. Uniquely, this home includes an additional family room, rarely found in similar homes, alongside 4 bedrooms to comfortably accommodate the entire family. The interiors are adorned with easy-care lino flooring throughout. Outside, the property is designed for low maintenance with ample parking and a fenced dog run for your furry friends. Located just minutes from the Mann Lake Golf Course, and surrounded by multiple lakes for fishing and boating, as well as the Iron Horse Trail for outdoor adventures. All this, only 2 hours from Edmonton & 25 minutes from St. Paul.

Listing Presented By:



Originally Listed by:  
Century 21 Poirier Real Estate

tyler.poirier@century21.ca  
<http://www.century21poirier.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)