



## 700, 56512 RR 111 Rural St. Paul County AB

\$297,000

Nestled away at serene Lac Sante is this well-maintained, 4-season, 3 bedroom modular home. Boasting an open concept kitchen/living area, it features a master bedroom complete with a 4-piece ensuite and walk-in closet. Step outside to enjoy the expansive deck, complemented by a new gazebo, and revel in the maintenance-free, all-gravel landscaping. With shingles replaced just 2 years ago, this home also offers a 100 amp electrical service, a drilled well, and a large 2200 gallon septic tank. For the enthusiast or hobbyist, a 24x32 shop sits on a cement pad, perfect for storage or activities. The property is well-treed, offering ultimate privacy with no neighbours behind, reserve land on one side & extra parking equipped for 2 RVs, featuring water, sewer, and 30 amp electrical hookups. Directly across the road, lake access awaits. Embrace a plethora of outdoor activities, including boating & fishing, all within a 2-hour drive from Edmonton or a mere 20 mins to St. Paul for all your amenities.

Listing Presented By:



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