



## 10530 Twp Rd 614 Rural St. Paul County AB

\$95,000

At the corner of Twp Rd 614 and Sec Hwy 867 is this EXCELLENT building or recreational site! Absolutely serene 5.24 acre parcel with POWER, DRILLED WELL, SEPTIC SYSTEM and owned PROPANE TANK! All less than 30 minutes from FIVE lakes (only 15 minutes to Fork Lake and Floating Stone Lake). There's a single car garage and 2 sheds which are in good condition. 500 gallon propane tank (not leased!), septic system (cleaned out in September 2022) and well was drilled in November 2022. The parcel is partially fenced and has 2 entrances (main entrance off township road features an attractive iron gate). There is underground power from pole to garage and former house area. Natural gas is available as it runs right past driveway. There are mature trees, a large garden area and paved roads all the way to town.

Listing Presented By:



Originally Listed by:  
Panache Realty Ltd.

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