



## 316 56415 RR112 Rural St. Paul County AB

\$310,000

Lac Sante - Enjoy this 4-season, lakefront residence year-round on .5 acre lot only 1.5 hrs. NE of Edmonton. Located on the north-west end of Lac Sante sits this gem that brings all the comforts of home, privacy and solitude while you enjoy life at the lake. Features 883 sqft., 2 bedrooms, 4pc bath, main floor laundry, an open concept area for dining and entertaining that boasts a beautiful wood burning fireplace to create a cozy atmosphere. There is a good amount of cupboard space and a storage area - a place for everything. Recent upgrades include a new furnace, plumbing replaced with the new plex piping and the shingles are 6 years old. Outside the 2 sided deck is huge and has motion lighting. This property is complete with a firepit area, a good size shed and an outhouse. Quick possession is available so why not plan your fall to be at the lake! 2023 taxes \$2116.75.

Listing Presented By:



Originally Listed by:  
Property Plus Realty Ltd.

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