



## 7308 Twp Rd 562 Rural St. Paul County AB

\$814,999

A RARE OPPORTUNITY to own this WELL-EQUIPPED 135 ACRE property BORDERING THE N. SASKATCHEWAN RIVER in EAST CENTRAL AB with the only separation being the County road. You will love the amazing scenery and recreation - fishing, hunting, boating, canoeing, birds & wildlife. This beautiful 1650 sq.ft 1 1/2 storey UPGRADED CHARACTER HOME features 4 bdrms, 2.5 baths, country kitchen with custom cabinetry, formal dining room, deck with 2 gazebos, upper level with loft and 2 bdrms. The 2019 ADDITION features 2 bedrooms incl master with walk-through closet and 4 pc ensuite. Your guests will enjoy staying in the functional 12x16' cabin bordering firepit area, gazebo & raised garden beds. Includes well maintained barn with cement floor/stalls/power/loft, machine shed, livestock shelter, woodworking shop, 2 sea cans (1 retrofitted as mechanical shop), gates, steel corrals, 3 waterers & more. Perfect for horses, beef or hobby animals. The fenced land includes 2 creeks, pasture & arable acres. 2 Titles! A MUST SEE!

Listing Presented By:



Originally Listed by:  
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**RE/MAX ELITE**

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