



# 132 11124 Township Road 595 Rural St. Paul County AB

\$31,000

Discover your perfect lake lot on this 0.80-acre fully treed lot in the desirable Ashmont Beach subdivision at Upper Mann Lake. This rare find offers the unique opportunity for municipal water, along with power and gas conveniently located at the property line, making it an ideal spot to build your dream home. Enjoy easy access to the lake, great for boating and kayaking. Outdoor enthusiasts will love being close to the Iron Horse Trail for hiking and quadding adventures. Families will appreciate the proximity to Ashmont and school, while golf lovers can take advantage of the nearby Mann Lake Golf Course. This stunning property combines natural beauty and modern conveniences, providing a serene setting for your future home.

Listing Presented By:



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