



# 11121 TWP RD 595 324 Rural St. Paul County AB

\$54,900

Beautifully manicured quarter acre lake lot located just off Upper Mann Lake, with a gorgeous small walk down to the lake through the trees you'll find yourself amongst silence and nature. Enjoy kayaking, canoeing, amazing walks, riding the Iron Horse trail, farmers markets and small town community events or just sit by the water watch the sun set! This is a community of people who just enjoy the silence and space out in the country under the star filled skies. This property has power, a 300G holding tank, outhouse, above ground Cistern and the potential for so much more! All the big things have been complete such as clearing, privacy trees, covered areas for your RV, decks, a fireplace and storage for the essentials. The main camper (included) is in immaculate condition and is guaranteed comfort for yourself or guests, second RV is in GREAT shape for its age. There is so much value in this lot, \$293.00 taxes and a turn key place to come as soon as the snow melts!!

Listing Presented By:



Originally Listed by:  
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