

# **\$265,000 - 416 & 417 59201 Range Road 95, Rural St. Paul County**

---

MLS® #E4392316

## **\$265,000**

2 Bedroom, 1.50 Bathroom, 1,150 sqft

Rural on 0.42 Acres

Vincent Lake, Rural St. Paul County, AB

"Tucked Away" Almost new & includes balance of new home warranty, a wonderful 2 bedroom home at Vincent Lake, near St.Paul. This lovely 2 bedroom bungalow offers a lovely well designed kitchen(with corner pantry) to cook up your wonderful meal creations for family & friends. Open concept living & plenty of conveniences for every day living including a large walk in closet in the primary bedroom and a main floor laundry area too. Attached, screened in deck for your morning coffee & or evening relaxation. A sizeable yard with 3 sheds to keep lawn equipment covered plus adequate RV parking for your loved ones. The basement area is a crawl space featuring storage & the water holding tank (household water). Nice, inside & out.



Built in 2020

## **Essential Information**

MLS® #	E4392316
Price	\$265,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,150



Acres	0.42
Year Built	2020
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

**Community Information**

Address	416 & 417 59201 Range Road
Area	Rural St. Paul County
Subdivision	Vincent Lake
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

**Amenities**

Features	Crawl Space, Deck, Fire Pit
----------	-----------------------------

**Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	See Remarks

**Exterior**

Exterior	Wood
Exterior Features	Landscaped, Private Setting
Construction	Wood
Foundation	Insulated Concrete Form, Se

**Additional Information**

Date Listed	June 12th, 2024
Days on Market	419
Zoning	Zone 60



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)  
Listing information last updated on August 5th, 2025 at 7:32am MDT