

## \$529,900 - 10018 Twp Rd 612, Rural St. Paul County

MLS® #E4434626

**\$529,900**

4 Bedroom, 2.50 Bathroom, 2,016 sqft

Rural on 80.06 Acres

None, Rural St. Paul County, AB

MOO MOO Move on in! This cattle friendly property is ready for its new owner to set up their new cattle operation. Boasting a calving barn (video cables ran from barn to house), hay storage galore, 4 different waterers throughout the property, cattle shelter in the pasture, a 57x20 heated shop for your smaller equipment, or a 36x40 shop for tractor or other larger equipment. This property even has a separated super insulated room for hanging your hunt or for doing your own butchering! The home on this land is a handyman's dream and is large enough for the whole family! The bored well is in the Beverly Channel providing copious amounts of water and was watering well over 160 head of cattle just a few years ago.

Built in 1977

### Essential Information

MLS® #	E4434626
Price	\$529,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,016
Acres	80.06



Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	10018 Twp Rd 612
Area	Rural St. Paul County
Subdivision	None
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 2K0

### Amenities

Features	Deck, Fire Pit, Hot Water Natural Gas
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Corner Lot
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	May 5th, 2025
Days on Market	80
Zoning	Zone 60

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Listing information last updated on July 24th, 2025 at 11:18am MDT