

# **\$449,000 - 56430 Range Road 113, Rural St. Paul County**

MLS® #E4450041

**\$449,000**

4 Bedroom, 2.00 Bathroom, 993 sqft  
Rural on 6.45 Acres

Foisy, Rural St. Paul County, AB

Enjoy peaceful country living with this well-maintained acreage located just minutes from Lac Sante Estates and a short drive to the Town of St. Paul. This spacious property offers a blend of functionality and charm, featuring a triple detached garage, large pole shed/Quonset, a classic hip-roof barn with a newer metal roof, and a heated woodworking shop—complete with 3-phase power. Additional outbuildings provide plenty of storage and workspace. Inside, the home has been thoughtfully updated while maintaining its inviting rural character. The main floor features an open-concept layout with a modern kitchen, wood-burning fireplace in the living and dining areas, three bedrooms, and a 4-piece bathroom. The finished basement includes a fourth bedroom or office, a 3-piece bathroom, and recent upgrades such as a new water softener system and hot water tank. This property is ideal for those seeking a functional acreage lifestyle with room to grow and enjoy Alberta's countryside.

Built in 1968

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4450041  |
| Price  | \$449,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 993                    |
| Acres          | 6.45                   |
| Year Built     | 1968                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 56430 Range Road 113  |
| Area        | Rural St. Paul County |
| Subdivision | Foisy                 |
| City        | Rural St. Paul County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 1E0               |

### Amenities

|          |                                               |
|----------|-----------------------------------------------|
| Features | Deck, Fire Pit, No Smoking Home, R.V. Storage |
|----------|-----------------------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood                                                                              |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Private Setting, Treed Lot |
| Construction      | Wood                                                                              |
| Foundation        | Concrete Perimeter                                                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 76              |

Zoning

Zone 60

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