

# \$349,000 - 140 57004 Rng Rd 95, Rural St. Paul County

MLS® #E4456758

**\$349,000**

3 Bedroom, 2.50 Bathroom, 1,023 sqft  
Rural on 1.17 Acres

Perch Lake, Rural St. Paul County, AB

Beautiful 3-Bedroom Home on 1.17 Acres in Perch Lake Subdivision Welcome to this modern and spacious 3-bedroom home nestled on a private 1.17-acre lot in the desirable Perch Lake Subdivision. Featuring an open floor plan with stylish, contemporary finishes, this home is perfect for comfortable family living and entertaining. Enjoy the bright, airy main living space that flows seamlessly into a large covered deck overlooking the peaceful backyard—ideal for morning coffee or summer gatherings. The fully finished walk-out basement offers additional living space. With two single attached garages, there's plenty of room for vehicles, toys, or a workshop. Outside, the property shines with multiple sheds for storage, a cozy fire pit area, and expansive green space to enjoy year-round.

Built in 2001

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4456758  |
| Price          | \$349,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,023     |



|            |                        |
|------------|------------------------|
| Acres      | 1.17                   |
| Year Built | 2001                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Raised Bungalow        |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 140 57004 Rng Rd 95   |
| Area        | Rural St. Paul County |
| Subdivision | Perch Lake            |
| City        | Rural St. Paul County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 3A0               |

### Amenities

|          |                                                                                                                |
|----------|----------------------------------------------------------------------------------------------------------------|
| Features | Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, Vinyl Windows, Walkout Basement |
|----------|----------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood                                     |
| Exterior Features | Landscaped, Private Setting, Sloping Lot |
| Construction      | Wood                                     |
| Foundation        | Preserved Wood                           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 62                  |
| Zoning         | Zone 60             |

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