

## **\$799,900 - 58122 Rr 90, Rural St. Paul County**

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MLS® #E4430986

**\$799,900**

4 Bedroom, 3.50 Bathroom, 2,227 sqft

Rural on 5.76 Acres

None, Rural St. Paul County, AB

Executive Living Just Minutes From Town!!

This 2227 sq ft, 4 bedroom home is a gem to admire! This home is adorned with top-tier finishes, including exquisite granite countertops, LED lighting, and air conditioning for maximum comfort. Triple pane windows, hot water on demand, and solid wood doors ensure both energy efficiency and soundproofing. The enclosed deck with an outdoor fireplace is the perfect spot for year-round gatherings and relaxation. The master bedroom is your private sanctuary, pamper yourself in the luxurious ensuite with a soaker tub and double sinks and a massive walk-in closet. It also features a private deck and hot tub for your very own outdoor oasis. The walkout basement provides a games area, family room, & beautifully designed wet bar. Outside is no slouch either, you'll fall in love with the well landscaped yard, a paved driveway, and 30 x 48 heated shop with another 14x44 storage bay. If your looking to leave town living behind, this is one to see!!!

Built in 2011

### **Essential Information**

MLS® #	E4430986
Price	\$799,900
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,227
Acres	5.76
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	58122 Rr 90
Area	Rural St. Paul County
Subdivision	None
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

### Amenities

Features	Air Conditioner, Deck, Exercise Room, Fire Pit, Hot Water Instant, R.V. Storage, Vinyl Windows, Walkout Basement, Wet Bar, Workshop
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Hillside, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 14th, 2025

Days on Market 7

Zoning Zone 60

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