

# \$425,000 - Nw-33-55- 03-w4, St. Paul

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MLS® #A2231589

**\$425,000**

2 Bedroom, 1.00 Bathroom, 1,446 sqft

Residential on 15.43 Acres

NONE, St. Paul, Alberta

Welcome to your private slice of country paradise! Tucked just off the highway with its own secluded entrance, this beautiful acreage offers the perfect balance of functionality, peace, and charm. Whether you're dreaming of a hobby farm, a place to raise horses, or just need space to park trucks, trailers, or equipment—this property delivers.

The cozy home features 2 bedrooms plus a den, plenty of storage, and a full bathroom—all lovingly maintained and move-in ready. The insulated and heated double attached garage adds year-round convenience, while the new septic tank and pump-out system (2023) ensure worry-free living.

Step outside and discover everything you need for country life: fenced pastures, corrals, and a barn with a loft—ready for horses, cattle, sheep, or your next big idea. Wander the wooded walking trails, gather around the firepit, or simply enjoy the privacy and shelter provided by the mature trees that surround you.

Brand new shingles (2025), a thoughtfully maintained interior, and easy highway access make this property ideal for a first-time acreage owner, a growing family, or anyone ready to embrace rural living with modern comfort.



## Essential Information

MLS® #	A2231589
Price	\$425,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,446
Acres	15.43
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	Nw-33-55- 03-w4
Subdivision	NONE
City	St. Paul
County	St. Paul No. 19, County of
Province	Alberta
Postal Code	T0B2X0

## Amenities

Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island
Appliances	Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Garden, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	19
Zoning	Acreage

**Listing Details**

Listing Office	LPT Realty
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