



Residential
Active

A2048429



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DOM: 0
CDOM: 0
LP: \$309,900.00
OP: \$309,900.00
City: Rural St. Paul No. 19, County of
Subdivision: NONE
Ttl Beds: 3
F/H Bth: 1/0
RMS SQFT: 1,388.00
LP/SF: \$223.27
Suite: No
Possession: Upon Completion
Lot Dim: 5.73 Ac
Front Length: M'
Legal Pln: 9720945 **Blk:** - **Lot:** 1 **Condo:** No
Zoning: Ag District
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Utility Right Of Way
Tax Amt/Yr: \$1,053.00/2022
Loc Imp Amt:
Front Exp: N

Recent Change:05/12/2023 : NEW

Public Remarks: Unreserved Timed Auction! Bidding Starts June 24th, 2023 and ends June 27th, 2023. Being Auctioned is this Country Charming! Newly Renovated and Move in Ready 3 bedroom 1 bath home. Step up to the new back deck and enter the convenient mud room located off the bright eat in kitchen with new modern cupboards, counter tops and new flooring that runs through out the home in keeping with the character and charm. Main floor laundry room is located jus off the kitchen as well. Enter the heart of the home to expansive vaulted ceilings in the family room with a custom built rod iron staircase that takes you up to the loft area. The modern 4 piece bath is a Jack and Jill with the primary bedroom and the other 2 bedrooms offer loads of living space. All plug ins, light fixtures and wall switches have been replaced and brought up to code. Some of the windows are newer all offering a beautiful views of the country side. New plumbing also installed. To complete this package on the 5.7 acres of land there is a 30'x60' shop with new metal inside and out, new overhead doors, insulated with a dirt floor, a small chicken coop, mature trees, green space and a garden plot. Located only 15 minutes to St. Paul with Schools, Hospitals and Great Shopping Amenities. A special Quality of life awaits! This is a mere posting the Seller Reserves the right to sell the property by times unreserved auction. (Seller will Provide and pay for Title Insurance for the Buyer in Leau of an RPR to facilitate a quick close date).

Directions: From St Paul Take 881 turn right on Twp Rd 594 take for 3.3 kms turn left on Rng rd 91 for 1.8 km Property is on the left

Rooms & Measurements

	2P	3P	4P	5P	6P	Bed Abv:	Main:	Mtr2		SqFt
Baths:	0	0	1	0	0	3	117.80	11.15	1,268.00	
EnSt Bth:	0	0	0	0	0	6	128.95		120.00	
									1,388.00	

Property Information

Basement: Partial, Unfinished
Heating: Forced Air, Natural Gas
Construction: Vinyl Siding
Foundation: Poured Concrete
Exterior Feat: Garden, Storage
Roof Type: Asphalt Shingle
Reports: RMS Supplements
Parking: Parking Pad
Features: Ceiling Fan(s), High Ceilings, Laminate Counters, See Remarks
Comm Feature: Other
Lot Features: Few Trees, Front Yard, Lawn, Garden, No Neighbours Behind, Level, Private, See Remarks
Goods Include: N/A
Appliances: None
Other Equip: None
Goods Exclude: N/A
Lndry Feat: Main Level
Cooling: None
Fireplaces: 0
Flooring: Laminate
Fencing: None
Balcony: Deck

Rural

Water Supply: Well
Sewer/Septic: Septic Field
Total Acres: 5.73
Water GPM:
Well Depth:
Nearest Town: St. Paul

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Mud Rm	Main	7'6" x 8'6"	Eat in Kit	Main	119'0" x 11'4"
Living	Main	20'6" x 13'5"	Primary Bed	Main	10'11" x 12'9"
Bedrm	Main	10'11" x 9'0"	Bedrm	Main	9'5" x 12'0"
4pc Bathroom	Main	6'0" x 10'11"	Loft	2nd	12'0" x 10'0"
Laundry	Main	11'5" x 5'0"			3.66M x 3.05M

Agent & Office Information

List REALTOR®: STACIE DEASE stacie.dease@gmail.com **Phone:** 780-623-8974
List Firm: RE/MAX LA BICHE REALTY **Phone:** 780-623-2514
Firm Address: PO BOX 312, 10214-101 Ave, Lac La Biche, T0A 2C0 **Firm Fax:** 780-623-7922
Appt: Call listing agent an Open House will be held the day before the Auction June 23, 2023 Noon -3pm
Showing Contact: Stacie Dease 780-623-8974 **List Date:** 05/12/2023
Comm: \$1 **Expiry Dt:** 08/31/2023
LB Type/Info: Call Listing Office/ **With Dt:**