

# \$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 | 63              |
| Zoning         | Acreage         |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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