# \$264,900 - 332 And 333 3rd Street, Rural St. Paul No. 19, County of

MLS® #A2217602

## \$264,900

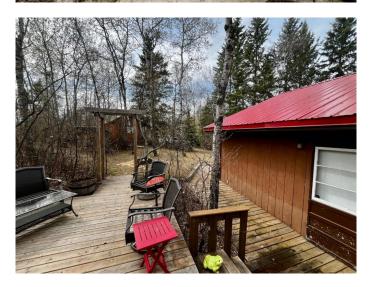
2 Bedroom, 1.00 Bathroom, 996 sqft Residential on 0.32 Acres

Lawra Estates, Rural St. Paul No. 19, County of, Alberta

Nestled in the peaceful and private Ernie's Beach subdivision at Laurier Lake, this cozy 2-bedroom cabin with a den offers an affordable opportunity to enjoy lake life on a generous double lot totalling 14,100 square feet. The north lot features the charming cabin and outbuildings, while the separately titled south lot provides room to growâ€"ideal for future development or as an RV spot for friends and family. Inside, you'II find warm and rustic comfort, with wood heat keeping things toasty, though a diesel furnace and tank remain in place if you prefer. A bored well supplies water, and a holding tank handles septic needs. The tin roof and decking have been recently updated, and several outbuildings offer flexible storage or could be converted into a fun bunkhouse for the kids. Just a short stroll to the shores of Laurier Lake, where fishing, boating, and laid-back beach days await. Located in east-central Alberta on the edge of the Whitney Lakes Provincial Park, Laurier Lake is known for its tranquil waters, sandy beaches, and abundant wildlife, making it a favourite getaway for families, paddlers, and outdoor enthusiasts. Opportunities to buy in this area at this price point are few and far betweenâ€"don't miss your chance to claim your piece of lakeside peace.







Year Built

## **Essential Information**

MLS® # A2217602 Price \$264,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 996
Acres 0.32

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 332 And 333 3rd Street

1975

Subdivision Lawra Estates

City Rural St. Paul No. 19, County of

County St. Paul No. 19, County of

Province Alberta
Postal Code T0B1G0

#### **Amenities**

Parking Spaces 4

Parking None

#### Interior

Interior Features Ceiling Fan(s)
Appliances Refrigerator
Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning Stove

Basement None

## **Exterior**

Exterior Features Courtyard

Lot Description Gazebo, Lake, Many Trees, Rectangular Lot, Treed

Roof Metal

Construction Wood Frame

Foundation See Remarks

## **Additional Information**

Date Listed May 9th, 2025

Days on Market 3

Zoning CR1 (Country Residential

# **Listing Details**

Listing Office RE/MAX PRAIRIE REALTY

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