

# **\$899,000 - 345 4th - Laurier Lake Street, Rural St. Paul No. 19, County of**

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MLS® #A2209290

**\$899,000**

2 Bedroom, 2.00 Bathroom, 2,193 sqft  
Residential on 0.22 Acres

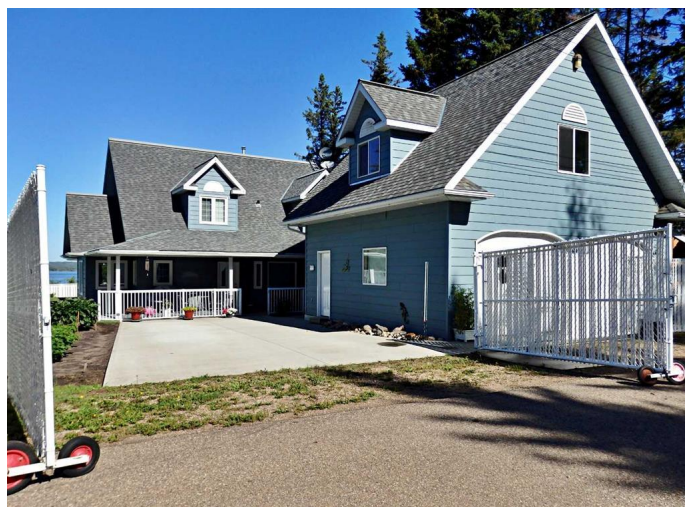
Lawra Estates, Rural St. Paul No. 19, County of, Alberta

Opportunity Awaits! One of the most impressive properties on all of Laurier Lake. One-Owner Home. Year Round Use. Pavement to Pavement! Centrally located from Vermilion - Lloydminster, to Elk Point. This fully serviced LAKE-SIDE lot (9,639 SQ FT) provides a 2009 Built - 2,193 SQ FT home and a (26' x 24') heated garage with a large loft having a wide-array of use. Currently an empty lot beside providing a furthered secluded feel. The fully-fenced parcel of land supplies: a septic field (rare to find in the area), drilled-well (135'), direct access to the water, as well as a landscaped: fire-pit & garden. Heading into the home, you'll appreciate the covered patio with stamped concrete along a the wrap-around covered area. Both the home and garage are sided with top-end Hardie-Board (Scotia Blue.) Upstairs is currently flex space which could easily be turned into additional bedrooms. Not your average story & 1/2 ~Truly an architectural masterpiece. From the lights in the stairs to the in-floor heat, the bells & whistles are there to boot. A rare opportunity to seize water-front on Laurier Lake.

Built in 2009

## **Essential Information**

MLS® #                      A2209290



Price	\$899,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,193
Acres	0.22
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	345 4th - Laurier Lake Street
Subdivision	Lawra Estates
City	Rural St. Paul No. 19, County of
County	St. Paul No. 19, County of
Province	Alberta
Postal Code	T0A 1X0

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Vinyl Windows, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

### **Exterior**

Exterior Features	Courtyard, Fire Pit, Private Yard, Storage
Lot Description	Few Trees, Landscaped, Lawn, Greenbelt, Lake, Rectangular Lot

Roof	Asphalt Shingle
Construction	Composite Siding, ICFs (Insulated Concrete Forms), Mixed
Foundation	ICF Block

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	68
Zoning	S-Residential (Improved)

**Listing Details**

Listing Office	Vermilion Realty
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