

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

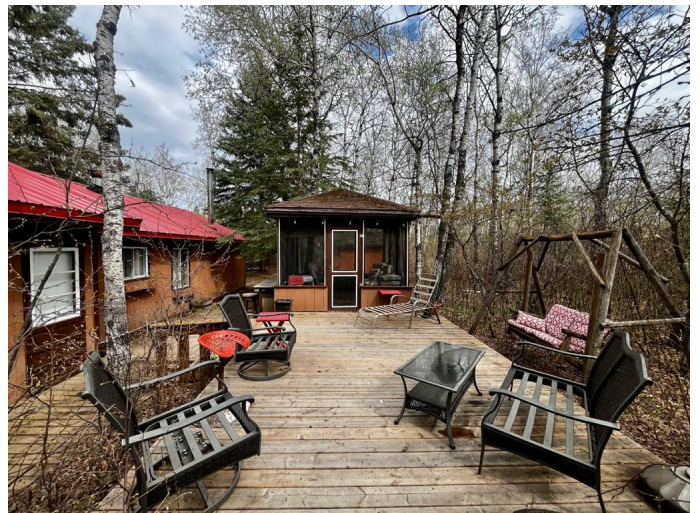
MLS® #A2217602

**\$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 grow—ideal for future development or as an RV spot for friends and family. Inside, you'll 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 between—don't miss your chance to claim your piece of lakeside peace.



Built in 1975

## Essential Information

MLS® #	A2217602
Price	\$264,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	996
Acres	0.32
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	332 And 333 3rd Street
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	4
Zoning	CR1 (Country Residential)

### **Listing Details**

Listing Office	RE/MAX PRAIRIE REALTY
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