

# **\$155,000 - 206 Wenzel Drive, Rural St. Paul No. 19, County of**

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MLS® #A2144722

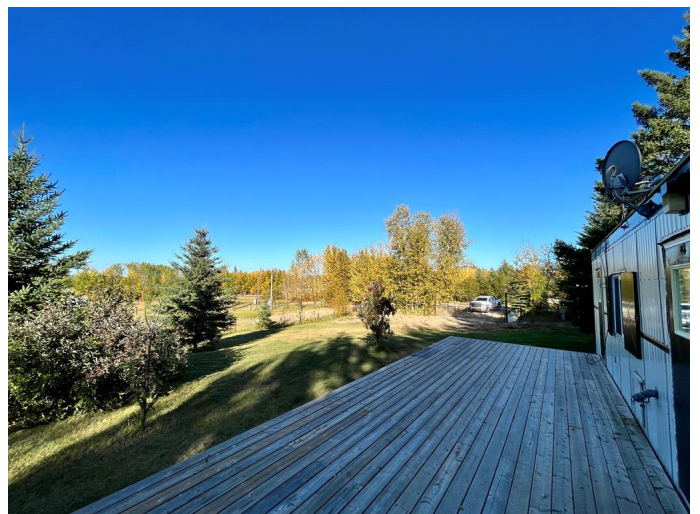
**\$155,000**

2 Bedroom, 2.00 Bathroom, 648 sqft  
Residential on 0.56 Acres

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

**WHAT A GREAT LAKE GETAWAY - PRICED FOR IMMEDIATE SALE & POSSESSION!**

This 12' x 54' skid shack has been converted to the perfect self contained 4 season cabin. Each bedroom has its own ensuite, great for co-ownership should you wish to split this property with a partner. Custom blinds and numerous updates make this property truly ready to enjoy immediately. The structure is heated with propane (exp 2028) but natural gas has been brought in should you wish to convert to that source. Cistern for water and holding tank for septic. Both services available by local businesses. The south facing deck provides views of Laurier Lake while the private gazebo/fire pit is tucked away in the corner providing a great secluded space. The storage shed is powered so would be a great bunk room or if you need to, a quiet workspace while enjoying the rural lake life. Power has been brought to multiple locations for visiting RV's and the property is fully fenced. Enjoy the beautiful fall, do a little ice fishing, and then take in the whole summer next year at Laurier Lake with securing this property today! Laurier Lake borders the Whitney Lake Provincial Park system, providing an excellent mix of privately owned land with easy access to great provincial park trails.



Built in 1990

## Essential Information

MLS® #	A2144722
Price	\$155,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	648
Acres	0.56
Year Built	1990
Type	Residential
Sub-Type	Recreational
Style	Bungalow
Status	Active

## Community Information

Address	206 Wenzel Drive
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	10
Parking	Boat, RV Access/Parking

## Interior

Interior Features	Built-in Features
Appliances	Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air

## Exterior

Exterior Features	Private Yard, RV Hookup
Lot Description	Gazebo, Irregular Lot, Lake, Lawn, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot
Roof	Metal

Construction            Unknown

**Additional Information**

Date Listed            June 27th, 2024  
Days on Market        312  
Zoning                 CR

**Listing Details**

Listing Office            RE/MAX PRAIRIE REALTY

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