

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

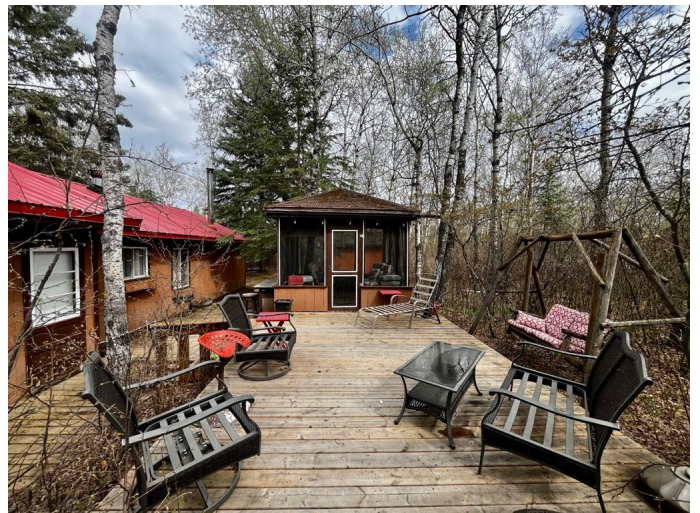
MLS® #A2217602

**\$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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