

# **\$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**

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|                |                   |
|----------------|-------------------|
| 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, Walk-In Closet(s), Vinyl Windows, Storage                            |
| 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 | Private Yard, Storage, Courtyard, Fire Pit                    |
| Lot Description   | Few Trees, Lake, Landscaped, Rectangular Lot, Greenbelt, Lawn |

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

**Additional Information**

|                |                          |
|----------------|--------------------------|
| Date Listed    | April 10th, 2025         |
| Days on Market | 71                       |
| Zoning         | S-Residential (Improved) |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Vermilion Realty |
|----------------|------------------|

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