

# **\$749,000 - 415008 Range Road 82, Rural Provost No. 52, M.D. of**

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MLS® #A2139376

**\$749,000**

3 Bedroom, 2.00 Bathroom, 1,287 sqft  
Residential on 192.29 Acres

NONE, Rural Provost No. 52, M.D. of, Alberta

This beautiful 192-acre hobby farm with TWO HOMES is available for sale on the outskirts of Amisk, Alberta, offering a serene and rural lifestyle. This property is situated right next to the quiet village of Amisk that is known for its tranquil atmosphere, making it an ideal location for those looking to escape the hustle and bustle of city life. The primary home is a modern 2007 bungalow with a fully finished 32X32 detached garage. The second home is an older character home and is currently occupied. Property is fully fenced with new four wire fence. Amisk provides easy walking access to the nearby school, store etc. For those interested in a hobby farm lifestyle, this property and the overall market in Amisk offer great opportunities for a peaceful and self-sustained living environment. New stock waterers, heated green house with canning stove and seasonal running water, central A/C, huge garden spots.

Built in 2007

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2139376  |
| Price      | \$749,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                                  |
|----------------|----------------------------------|
| Square Footage | 1,287                            |
| Acres          | 192.29                           |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 415008 Range Road 82          |
| Subdivision | NONE                          |
| City        | Rural Provost No. 52, M.D. of |
| County      | Provost No. 52, M.D. of       |
| Province    | Alberta                       |
| Postal Code | T0B 0B0                       |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, No Smoking Home                                                                |
| Appliances        | Central Air Conditioner, Built-In Electric Range, Built-In Oven, Dishwasher, Double Oven, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                              |
| Cooling           | Central Air                                                                                                          |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Partially Finished                                                                                             |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard                                                |
| Lot Description   | Brush, Back Yard, Farm, Front Yard, Greenbelt, Lawn, Landscaped, Level, Treed, Wooded |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Wood Frame                                                                            |
| Foundation        | ICF Block                                                                             |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 7th, 2024 |
|-------------|----------------|

|                |     |
|----------------|-----|
| Days on Market | 472 |
| Zoning         | AG  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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