

# **\$335,000 - 32 59027 Range Road 232, Rural Thorhild County**

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MLS® #A2177585

**\$335,000**

3 Bedroom, 2.00 Bathroom, 1,360 sqft  
Residential on 2.45 Acres

Northbrook, Rural Thorhild County, Alberta

For more information, please click Brochure button below. Motivated Sellers!!! Beautifully landscaped, treed, 2.45 acre lot in the quiet and peaceful Northbrook Estate, just minutes from Halfmoon Lake Campground. Reserved land south (back) and west of property. Trail leading to creek, perfect for fishing, boating and relaxing. This home has 1360 sq ft living space with 3 bedrooms, 2 full bathrooms. Primary Bedroom has a spacious full bathroom and walk-in closet. There is also a bonus room/den currently being used for a family room but could easily be converted to a 4th bedroom. Second owners for this house, they have done many upgrades within the last 3 years including landscaping, roof, solar system, well, septic field, carpet, countertops, appliances, water filters... Wood storage is packed with enough wood for winter, harvested right from the backyard. Organic garden produces healthy vegetables and fruits. Saskatoon berry bush and small strawberry patch. Oversized windows for lots of natural light to view the natural beauty. The kitchen features a pantry and an island that can be placed where ever you like. Open floor plan with sliding doors opening to the big deck. Partially fenced yard. Picture yourself sitting around the fireplace this winter sipping on your favorite hot beverage. What are you waiting for.



Built in 2001

## Essential Information

MLS® #	A2177585
Price	\$335,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,360
Acres	2.45
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

## Community Information

Address	32 59027 Range Road 232
Subdivision	Northbrook
City	Rural Thorhild County
County	Thorhild County
Province	Alberta
Postal Code	T0A 3J0

## Amenities

Parking Spaces	10
Parking	Parking Pad

## Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s), Ceiling Fan(s), No Animal Home, Pantry, Storage
Appliances	Electric Oven, Electric Stove, Range Hood, Wall/Window Air Conditioner, Convection Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer, Gas Water Heater, Warming Drawer, Washer/Dryer Stacked, Window Coverings, Water Purifier
Heating	Forced Air, Propane, Wood Stove, Wood
Cooling	Window Unit(s)
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Fire Pit, Garden, Playground
Lot Description	Backs on to Park/Green Space, Garden, Landscaped, Low Maintenance Landscape, Creek/River/Stream/Pond, Gentle Sloping, Many Trees, No Neighbours Behind, Pie Shaped Lot, Subdivided
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	November 5th, 2024
Days on Market	186
Zoning	CR

## Listing Details

Listing Office	Easy List Realty
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