

\$785,000 - 330085 Highway 56, Rural Starland County

MLS® #A2187986

\$785,000

6 Bedroom, 3.00 Bathroom, 1,873 sqft
Residential on 8.50 Acres

NONE, Rural Starland County, Alberta

TRULY BREATHTAKING DREAM ACREAGE WITH FULLY DEVELOPED 1,873SQFT METICULOUSLY KEPT FAMILY HOME FEATURING WALKOUT BASEMENT AND SEPARATE SHOP It will be love at first sight when it comes to this truly immaculate DREAM ACREAGE with over 3,600sqft of total living space in Starland County!!! Located on a scenic 8.5 acre parcel PERFECT FOR HORSES some features of this spectacular 1,873sqft fully developed family home built in 2007 include 6 bedrooms total featuring large primary suite with spa like 5pce ensuite highlighted with double vanity, soaker tub, large shower and walk in closet, 3 full bathrooms, main floor laundry, central vac, stainless steel appliances, spacious open kitchen and living room showcasing loads of cabinets and counter space, large island and pantry, relaxing gas fireplace, stunning vaulted ceilings and an abundance of natural light along with scenic panoramic views from almost every window and your amazing wrap around deck!!! As you tour the fully developed walkout basement you will enjoy more natural light and massive family room great for entertaining, 2 additional bedrooms, large exercise room and 4pce bathroom!!! This beautiful acreage also features an oversized double car garage (40 x 27ft) insulated Quonset with concrete flooring, and a 28 x 49ft barn with box stalls, tie stalls, and a tack room, horse shelter and another small shelter in the pasture, including a stock waterer. Embrace



the country lifestyle with a garden, a scenic yard featuring apple trees and Nanking cherries. This property borders crown grazing land, offering endless views and riding areas. This unique acreage combines comfortable living with the beauty and tranquility of country life helping to provide the perfect setting to raise a family!!!

Built in 2007

Essential Information

MLS® #	A2187986
Price	\$785,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,873
Acres	8.50
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	330085 Highway 56
Subdivision	NONE
City	Rural Starland County
County	Starland County
Province	Alberta
Postal Code	T0J 2B0

Amenities

Parking	Double Garage Detached, Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s), Ceiling Fan(s), Storage
-------------------	-----------------------------------------------------------------------------------

Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Garage Control(s), Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Walk-Out, Finished

Exterior

Exterior Features	Dog Run, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped, No Neighbours Behind, Pasture, Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2025
Days on Market	52
Zoning	Ag

Listing Details

Listing Office	Royal LePage Wildrose Real Estate-Drumheller
----------------	----------------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.