

\$675,000 - 11206 512 Township, Rural Minburn No. 27, County of

MLS® #A2188508

\$675,000

4 Bedroom, 3.00 Bathroom, 1,657 sqft
Residential on 8.06 Acres

NONE, Rural Minburn No. 27, County of, Alberta

This beautifully maintained bungalow is set on 8 scenic acres only 5 minutes from the friendly community of Innisfree and just half a kilometre off paved roads. Offering a perfect blend of comfort, space, and rural charm, this move-in ready property is an ideal place to call home.

The main floor features:

A bright and functional eat-in kitchen

A cozy family room with wood-burning fireplace

A formal dining area for entertaining

A spacious living room with large south-facing windows that flood the home with natural light

Three main-floor bedrooms, including a primary suite with private ensuite

An additional full 4-piece bathroom

Downstairs, the fully finished basement expands your living space with:

A huge recreation room, perfect for movie nights or game days



An oversized fourth bedroom with a large closet

A dedicated office or craft room

A 3-piece bathroom and generous storage space

Recent upgrades include:

- ? New windows

- ? Central A/C

- ? Shingles & eavestroughs

- ? Fresh interior and exterior paint

Outdoor Features:

A newly built second double-car garage with room for vehicles, equipment, or toys

Fenced and cross-fenced paddocks with page wire, ideal for goats or sheep

A fruit orchard with 30+ productive trees

A spacious garden plot for your homegrown vegetables

A gazebo for relaxing summer afternoons

A fire pit area perfect for evenings under the stars

Located in a quiet rural setting, this acreage offers both privacy and convenience. The Village of Innisfree offers a K school, gas station/convenience store, banking, postal services, and a short commute to Vegreville, Vermilion, or even Edmonton.

Acreage living at its bestdont miss your opportunity to own this incredible property!

Built in 1980

Essential Information

MLS® #	A2188508
Price	\$675,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,657
Acres	8.06
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	11206 512 Township
Subdivision	NONE
City	Rural Minburn No. 27, County of
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 2G0

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached
# of Garages	4

Interior

Interior Features	Ceiling Fan(s), Chandelier, Central Vacuum, Vinyl Windows, No Smoking Home
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Glass Doors, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Fruit Trees/Shrub(s), Garden, Gazebo, Gentle Sloping, Lawn, Pasture
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 16th, 2025
Days on Market	248
Zoning	Agric

Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.