

# \$275,000 - 80242 Rge Rd 65, Rural Saddle Hills County

MLS® #A2188868

## \$275,000

4 Bedroom, 1.00 Bathroom, 1,152 sqft

Residential on 9.88 Acres

NONE, Rural Saddle Hills County, Alberta

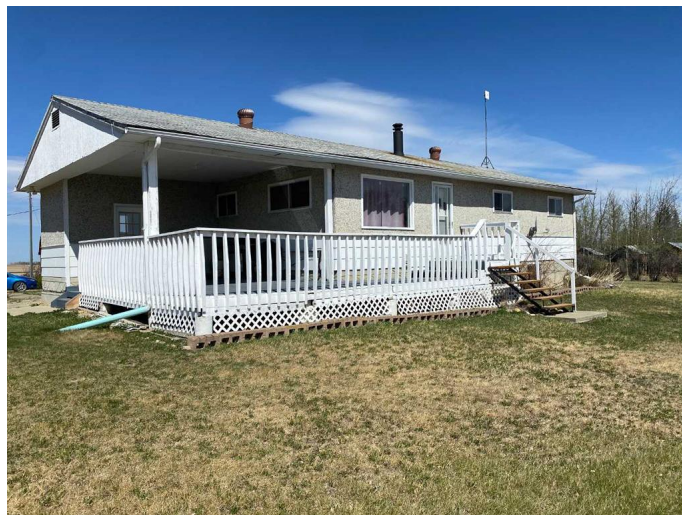
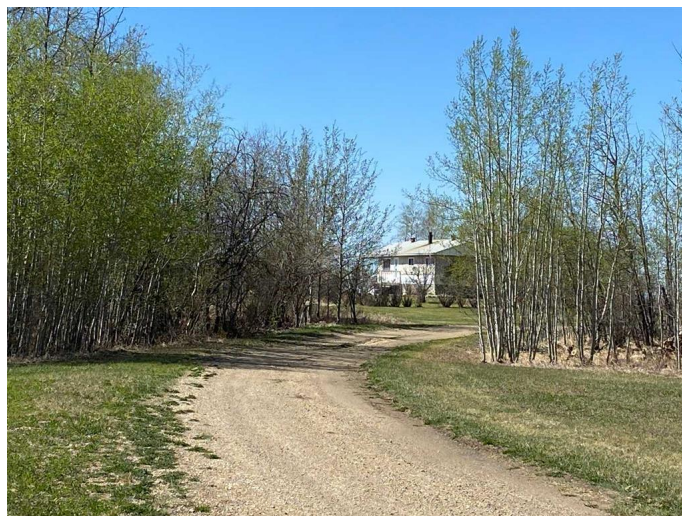
This great acreage is gorgeous! You get an amazing 10 acres with mature trees, circular driveway, 20 x 30 5 stall barn, 32 x 22 shop and 16 x 20 garage...You have an incredible south view off the deck and out the living room window over looking the fields . The kitchen is large with lots of cupboards. There is a huge family room up and another good size down. 3 large bedrooms up and 1 down make for lots of space for your family. This is a new subdivision, so taxes are not yet assessed, and there is also a new septic mound, so you won't have to worry about sewer issues! Call to view today

Built in 1962

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2188868                         |
| Price          | \$275,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,152                            |
| Acres          | 9.88                             |
| Year Built     | 1962                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information



|             |                           |
|-------------|---------------------------|
| Address     | 80242 Rge Rd 65           |
| Subdivision | NONE                      |
| City        | Rural Saddle Hills County |
| County      | Saddle Hills County       |
| Province    | Alberta                   |
| Postal Code | T0H 3G0                   |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Parking Pad, Double Garage Detached, See Remarks |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Ceiling Fan(s), See Remarks |
| Appliances        | Refrigerator, Washer/Dryer, Electric Stove  |
| Heating           | Forced Air, Natural Gas                     |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full                              |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Fire Pit                                |
| Lot Description   | Fruit Trees/Shrub(s), Few Trees, Private, See Remarks |
| Roof              | Asphalt Shingle                                       |
| Construction      | Stucco, Wood Siding                                   |
| Foundation        | Poured Concrete                                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 20th, 2025 |
| Days on Market | 129                |
| Zoning         | ag                 |

### **Listing Details**

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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