\$735,000 - 13502 Twp Rd 790, Rural Saddle Hills County

MLS® #A2192134

\$735,000

4 Bedroom, 3.00 Bathroom, 2,480 sqft Residential on 20.51 Acres

NONE, Rural Saddle Hills County, Alberta

DREAM COUNTRY PROPERTY! Located just minutes from the BC border this gorgeous 20 acre parcel is truly something special! Featuring a stunning manicured + landscaped yard with custom gates, powder coated steel fencing, custom greenhouse with galvanized raised beds, a heated water house building (connected to municipal water) with a covered patio space wired for a hot tub and several acres for pasture or farming! Not to mention the 30' X 40' heated workshop with lean-to and additional storage plus an RV hookup/plug. The 2010 custom built home has a large separate porch perfect for any family, vaulted ceilings, a BEAUTIFUL sunroom and so much natural light! The main floor has hardwood floors throughout and features a rustic natural stone fireplace with wood storage, large kitchen with granite counters, stainless appliances, cherry cabinets + built in pantry as well as the laundry/powder room and the spacious primary bedroom with ensuite! The lower level has 3 additional bedrooms with large windows, modern renovated bathroom and a welcoming family room for the perfect movie night! Additional features of the house include in floor radiant heat and a backup generator in seacan (22KWT) to keep things up and running. If you're looking to live your country dreams with the convenience of being close to town this might the place you've been waiting for! Call the listing representative for more information and a full feature sheet.





Essential Information

MLS®# A2192134 Price \$735,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,480 Acres 20.51 Year Built 2010

Residential Type Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

Community Information

Address 13502 Twp Rd 790

Subdivision NONE

City Rural Saddle Hills County

County Saddle Hills County

Province Alberta Postal Code **TOH 0A0**

Amenities

Utilities Electricity Connected, Natural Gas at Lot Line, Propane

Parking None

Interior

Interior Features Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s),

Natural Woodwork

Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window **Appliances**

Coverings

Heating Forced Air, Fireplace(s), In Floor, Propane

Cooling None Fireplace Yes 1

of Fireplaces

Fireplaces Living Room, Wood Burning Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Garden

Lot Description Back Yard, Lawn, Creek/

Pasture, Treed

Roof Metal

Construction Stone, Composite Siding

Foundation ICF Block

Additional Information

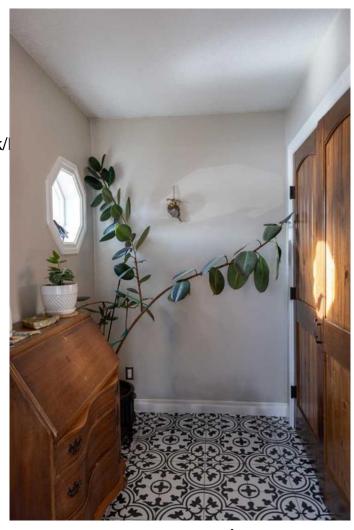
Date Listed February 3rd, 2025

Days on Market 109

Zoning A

Listing Details

Listing Office RE/MAX Grande Prairie



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