

8358 TWP RD 782
Rural Saddle Hills County, Alberta

MLS # A2191565



\$720,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	2,200 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	23.13 Acres		
Lot Feat:	Creek/River/Stream/Pond		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete	Zoning:	ag
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Barn, garden shed, hay shed, built in vac and attachments, RO system

This mature acreage has recently been subdivided and features 23.13 acres, 5 of which are in crop. It boasts a well (with underground river and high water table) and a cistern, and is on the list for municipal water. The well maintained yard site is set up and ready for you with 40 x 80 heated metal shop with 3 14 ft overhead doors, metal inside and cement floor, a 30 x 40 hay shed, 20 x 22 2 stall barn with tack room and huge 20 x 20 garden shed. The second well fills a cistern in the shop for horses. You have Haskak berries, saskatoons, apple and cherry trees, and a creek. The beautiful home has an attached heated double garage, and large entry. There have been many upgrades over the years including flooring, back splash and beautiful dark wood cabinets in 2014, and 2015. The bright kitchen is huge with tonnes of counters and cabinets and is open to the dining area and living room. The dining area has patio doors to the beautiful east facing maintenance free deck which along with the siding, and windows were upgraded in 2002 and 2003. You have a great living room and gorgeous family room, both off the dining area. This home also has den, or office and large laundry room on the lower level which also is 2 piece bath. This shingles and 1 furnace were replaced 2005 and 2006. This property has 2 furnaces, one for the main area, and one for the upstairs, and the hot water was replaced in 2023. You get 4 bedrooms, 2 baths and a jacuzzi tub in master. The home also had RO system, built in vac and It also has Generac (generator) which will cut in automatically if the power goes off. This home is set up and ready for your family. You must view to appreciate all this acreage offers. And to top it all off, it is not far from Spirit River. Call to view today.