

81035 RR83

Rural Saddle Hills County, Alberta

MLS # A2207741



\$614,900

Heating:	Central, Forced Air, Natural Gas, Wood Stove	Water:	Dugout
Floors:	Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	3-81-8-W6
Exterior:	Vinyl Siding	Zoning:	CR1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks, Sump Pump(s)		

Inclusions: Gas stove, stainless fridge in kitchen, range hood, washer, dryer, a/c unit, dugout aerator

THIS, PRIVATE, 80 ACRE parcel that backs onto the creek & a green zone is only half hour from Spirit River & paved most of the way! Sitting at the end of a quiet non-through road, this acreage is an excellent hunting area with tons of trails throughout & used to operate as a hunting lodge & bed & breakfast! The 4 bedroom, 2 bathroom bungalow has newer kitchen cabinets, countertops, vinyl plank flooring, bathroom fixtures and a main floor laundry room with front load washer/dryer, laundry sink, built in broom closet & large pantry! More bonuses include a new breaker panel, a/c, high efficiency furnace & plumbing through the entire house! Natural gas was run to the property in the fall of 2024. This cozy home also features a wood fire place, open kitchen, dining room and living room! The basement is mostly developed with 2 large bedrooms, 3 pc bathroom, family room & cold storage. Watch wildlife, listen to the birds & enjoy the south facing sun all day long on the 100' wrap around deck! Included on the property is a small detached garage & a large garden area! 35-40 acres fenced. Fridge, gas stove, washer, dryer & a/c unit stay. Please call today for your private tour!