

# \$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	Double Garage Detached, Parking Pad, See Remarks
# of Garages	2

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	January 20th, 2025
Days on Market	104
Zoning	ag

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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