

# \$309,900 - 235043 Township Road 792, Rural Birch Hills County

MLS® #A2227511

**\$309,900**

4 Bedroom, 2.00 Bathroom, 1,312 sqft  
Residential on 23.62 Acres

NONE, Rural Birch Hills County, Alberta

Escape to the tranquility of rural life with this spacious property nestled in the heart of Birch Hills County. Boasting just under 24 acres, this picturesque acreage offers the perfect blend of open land and treed privacyâ€™ ideal for a market garden, hobby farm, or simply enjoying the peace and quiet of nature.

The 1995-built home features four comfortable bedrooms and one and a half bathrooms, with plumbing already in place to easily convert the half bath into a full. Thoughtfully maintained and move-in ready, the home includes large decks perfect for outdoor entertaining or soaking in the serenity of your private yard. A large dugout provides a reliable water source, and some existing fencing gives a head start for livestock or pets. With camper plug ins already in place, thereâ€™s plenty of room for hosting guests or accommodating outdoor living options.

Whether youâ€™re looking to grow your own food, raise animals, or simply enjoy the beauty and freedom of country living, this acreage is ready to welcome you home. Check out floor plans in the photo section, 360 virtual tours now available in the media section!

Built in 1995

## Essential Information

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Price	\$309,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,312
Acres	23.62
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	235043 Township Road 792
Subdivision	NONE
City	Rural Birch Hills County
County	Birch Hills County
Province	Alberta
Postal Code	T0H 3J0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	20
Parking	Parking Pad, Gravel Driveway

### Interior

Interior Features	Closet Organizers, Dry Bar, Laminate Counters, Pantry
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Pellet Stove
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Lighting
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Lot Description	Lawn, Private, Brush, Many Trees, Pasture, Rolling Slope
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	70
Zoning	Agriculture

### **Listing Details**

Listing Office	RE/MAX Northern Realty
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