

# \$280,000 - 80223 82 Range, Rural Saddle Hills County

MLS® #A2231398

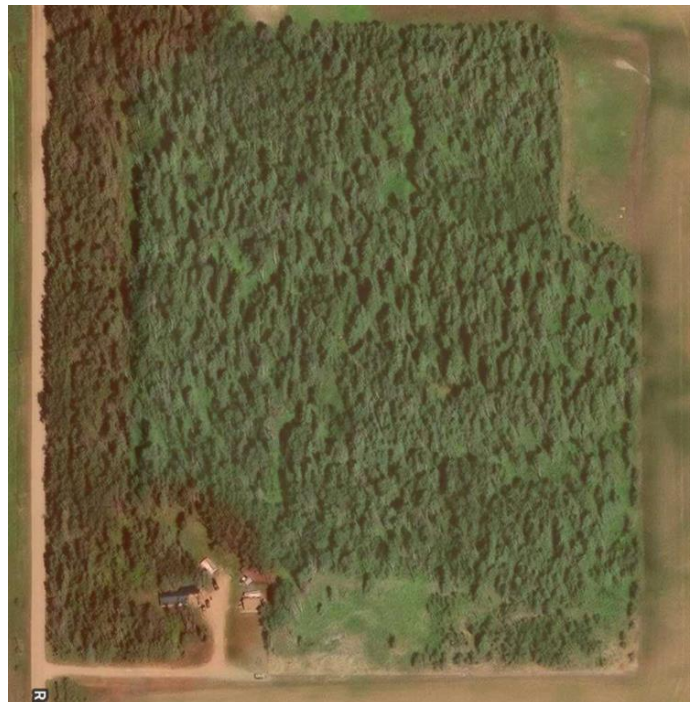
**\$280,000**

1 Bedroom, 1.00 Bathroom, 952 sqft

Residential on 24.71 Acres

NONE, Rural Saddle Hills County, Alberta

Off-Grid Serenity on 24 Acres in Blueberry Mountain! Craving peace, privacy, and self-sufficiency? This 24-acre gem in Blueberry Mountain is the off-grid escape you've been dreaming of! Equipped with a full solar power system plus generator backup, metal roof, spray foam insulation, and a wood stove, comfort meets sustainability here. The propane fridge, stove, and hot water tank keep things efficient, while a cistern supplies waterâ€”PLUS the property is eligible for free municipal water hookup! Inside, you'll find a cozy and functional layout featuring a boot room with ample storage, open-concept living with recessed lighting and a wood stove, and a farmhouse-style kitchen with a bamboo island, pantry, and classic farm sink. The primary bedroom includes a massive closet and private exterior door. Additional perks include a bathroom with generous counter space and a combo washer/dryer unit. Wood plank flooring runs throughout for a rustic yet modern touch. Step outside to enjoy a huge deck with a covered BBQ area, lush garden, extra large shop, corral for horses or livestock and garden shedâ€”all surrounded by mature trees for natural windbreak and privacy. Power and natural gas are available at the property line. Yes, you still get strong Wi-Fi and great cell service here! Whether you're looking for a full-time home, getaway cabin, or homestead, this property has everything. Call to view and get ready to unplug in style!



Built in 2017

## Essential Information

MLS® #	A2231398
Price	\$280,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	952
Acres	24.71
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	80223 82 Range
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 3G0

## Amenities

Utilities	Electricity at Lot Line, Natural Gas Available, Fiber Optics Available, Propane, Satellite Internet Available, Water Available
Parking	Parking Pad

## Interior

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Electric, Propane, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove

Basement                      None

**Exterior**

Exterior Features      Fire Pit, Garden, Private Yard  
Lot Description        Garden, Secluded, Treed, Wooded  
Roof                      Metal  
Construction          Wood Siding  
Foundation            Other

**Additional Information**

Date Listed              June 14th, 2025  
Days on Market        2  
Zoning                   AG

**Listing Details**

Listing Office            eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.