

\$398,900 - 531063 Rge Rd 73, Rural Two Hills No. 21, County of

MLS® #A2266410

\$398,900

5 Bedroom, 3.00 Bathroom, 1,536 sqft
Residential on 8.15 Acres

NONE, Rural Two Hills No. 21, County of, Alberta

Experience the peace and space of rural Alberta living on this newly subdivided 8.15-acre acreage perfectly situated between Vermilion and Derwent on Range Road 73. Step inside the sprawling bungalow where comfort meets country charm. The main level offers three bedrooms, two bathrooms, and a functional main-floor laundry area—ideal for busy family life. The large living spaces provide plenty of room to gather, and the fully developed basement adds even more versatility, bringing the total to five bedrooms and three bathrooms. With central air conditioning, 2x6 construction, and newer shingles, this home was built for lasting comfort and efficiency. Outside, you™ll appreciate the thoughtfully updated infrastructure: a brand-new septic system, new drilled well, and existing power and natural gas services make life easy and reliable. The property also includes an oversized 24 x 30 detached double garage and a 30 x 40 quonset—perfect for vehicles, workshop use, or extra storage. Situated across the yard are several older outbuildings and sheds that offer endless potential for repurposing. There™s even a bored well and additional well near the old garden area, giving you flexibility for watering or hobby farming. The power pole base is prepped for a generator, providing peace of mind with optional backup power.



531063 Range Rd 73, County Of Two Hills, AB



Whether you’re dreaming of a small hobby farm, a private country retreat, or simply a place to raise a family with room to roam, this acreage combines modern upgrades with timeless prairie appeal. With its convenient location, solid systems, and open land, it’s an excellent opportunity to enjoy rural Alberta living at its finest. PT. NW-10-53-7-W4 (taxes TBD)

Built in 1984

Essential Information

MLS® #	A2266410
Price	\$398,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,536
Acres	8.15
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	531063 Rge Rd 73
Subdivision	NONE
City	Rural Two Hills No. 21, County of
County	Two Hills No. 21, County of
Province	Alberta
Postal Code	T0B 1A0

Amenities

Parking Spaces	100
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Wet Bar
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Few Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	1
Zoning	CR

Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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