\$735,000 - 13502 Twp Rd 790, Rural Saddle Hills County

MLS® #A2192134

\$735,000

4 Bedroom, 3.00 Bathroom, 2,480 sqft Residential on 20.51 Acres

NONE, Rural Saddle Hills County, Alberta

DREAM COUNTRY PROPERTY! Located just minutes from the BC border this gorgeous 20 acre parcel is truly something special! Featuring a stunning manicured + landscaped yard with custom gates, powder coated steel fencing, custom greenhouse with galvanized raised beds, a heated water house building (connected to municipal water) with a covered patio space wired for a hot tub and several acres for pasture or farming! Not to mention the 30' X 40' heated workshop with lean-to and additional storage plus an RV hookup/plug. The 2010 custom built home has a large separate porch perfect for any family, vaulted ceilings, a BEAUTIFUL sunroom and so much natural light! The main floor has hardwood floors throughout and features a rustic natural stone fireplace with wood storage, large kitchen with granite counters, stainless appliances, cherry cabinets + built in pantry as well as the laundry/powder room and the spacious primary bedroom with ensuite! The lower level has 3 additional bedrooms with large windows, modern renovated bathroom and a welcoming family room for the perfect movie night! Additional features of the house include in floor radiant heat and a backup generator in seacan (22KWT) to keep things up and running. If you're looking to live your country dreams with the convenience of being close to town this might the place you've been waiting for! Call the listing representative for more information and a full feature sheet.





Essential Information

MLS® # A2192134 Price \$735,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,480 Acres 20.51 Year Built 2010

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 13502 Twp Rd 790

Subdivision NONE

City Rural Saddle Hills County

County Saddle Hills County

Province Alberta
Postal Code T0H 0A0

Amenities

Utilities Natural Gas at Lot Line, Electricity Connected, Propane

Parking None

Interior

Interior Features Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan,

Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings,

Microwave

Heating In Floor, Fireplace(s), Forced Air, Propane

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard

Lot Description Back Yard, Creek/River/Strea

Pasture

Roof Metal

Construction Composite Siding, Stone

Foundation ICF Block

Additional Information

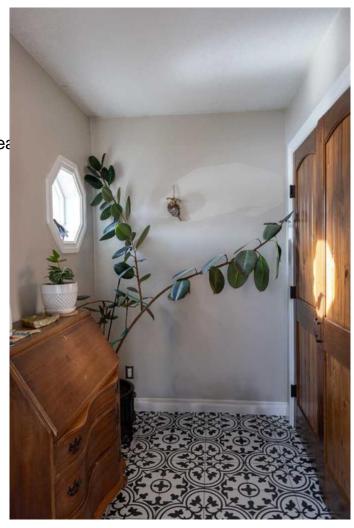
Date Listed February 3rd, 2025

Days on Market 167

Zoning A

Listing Details

Listing Office RE/MAX Grande Prairie



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.