

Courtesy Of Desiree C Maas Of Property Plus Realty Ltd.

\$305,000 - 541064 Rr80, Rural Two Hills County

MLS® #E4385211

\$305,000

2 Bedroom, 1.00 Bathroom, 1,416 sqft

Rural on 9.96 Acres

None, Rural Two Hills County, AB

Country living at its best! This 9.96 acre HOBBY FARM with a meticulously maintained 1416 sqft mobile, large garage/shop, barn w corrals, chicken coop, single detached garage, garden sheds and a garden area checks off a lot of boxes. The home was substantially renovated in 2011 when they added a 16x20 addition (livingroom now), vinyl siding with extra insulation, roof & shingles, vinyl windows, and 2 patio doors. In 2016 they added laminate flooring. In 2014 they built a 44x24 garage with parking for 2 vehicles and a workshop area that is insulated and has electric heat and a concrete floor. The barn was built in 1955 18x26 with a concrete floor and 5 stalls, a full hay loft PLUS a new tin roof 2024 that adds significant years of life to it. There's corrals and a waterer - just waiting for your animals. The septic is a pump-out and has a new pump. Water softener is new and there's a new well pump. Move in and relax and enjoy the county life. Taxes for 2024 were \$1,566.84.



Built in 1979

Essential Information

MLS® #	E4385211
Price	\$305,000
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	1,416
Acres	9.96
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	541064 Rr80
Area	Rural Two Hills County
Subdivision	None
City	Rural Two Hills County
County	ALBERTA
Province	AB
Postal Code	T0B 1C0

Amenities

Features	Deck, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, Workshop
Parking Spaces	2

Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior Features	Fruit Trees/Shrubs, Landscaped, Picnic Area, Private Setting, Vegetable Garden
Lot Description	155.11m x 261.55
Foundation	Piling

Additional Information

Date Listed	May 2nd, 2024
Days on Market	316

Zoning

Zone 60



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Listing information last updated on March 14th, 2025 at 12:32am MDT