

## \$277,000 - 50327 36 Highway, Rural Minburn County

MLS® #E4417882

**\$277,000**

4 Bedroom, 1.00 Bathroom, 1,184 sqft

Rural on 4.94 Acres

None, Rural Minburn County, AB

Enjoy all 4 seasons year-round acreage living just 20 minutes away from Vegreville, nestled in the charming county of Minburn. This property spans over 4.94 acres and is surrounded by beautiful mature trees, which creates privacy and a natural atmosphere. The 1164-square-foot bungalow features 4 bedrooms and 1 bath. Beaming with natural light and amazing views of the majestic trees and large surrounding green space. New pump in septic tank last year. Double car garage provides ample storage space and is perfect for a working shed/tools. Perfectly positioned for privacy yet conveniently located for commuting, this property presents a prime opportunity at an affordable price to embrace country living!!

Built in 1960

### Essential Information

MLS® #	E4417882
Price	\$277,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,184
Acres	4.94
Year Built	1960



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	50327 36 Highway
Area	Rural Minburn County
Subdivision	None
City	Rural Minburn County
County	ALBERTA
Province	AB
Postal Code	T0B 2S0

### **Amenities**

Features	Fire Pit, Hot Water Electric
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### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Flat Site, Landscaped, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	95
Zoning	Zone 60

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Listing information last updated on April 18th, 2025 at 9:17am MDT