

Courtesy Of Tom M Allison Of Real Broker

# \$725,000 - Rr 221 North Of Twnshp 612, Rural Thorhild County

MLS® #E4423214

**\$725,000**

3 Bedroom, 2.00 Bathroom, 2,004 sqft  
Rural on 160.00 Acres

None, Rural Thorhild County, AB

Welcome to the paradise property that you have been looking for! This stunning home sits on 160 acres of both cultivated and treed land and is awaiting new owners! This home provides endless views located on quiet road less travelled. Stone faced fireplace, pine finishings, soaring ceilings, & a loft log railing are just some of the charming features of this amazing property. The main floor has 2 bedrooms, a 4 piece bathroom, laundry room, bonus room, & kitchen with an abundance of windows throughout, bringing the beauty of the outdoors, inside. The Upper level hosts an open loft area, 3 piece bath ensuite + primary bedroom. Outdoor there is a massive deck with 2 pergolas, pond, garden, and some crossed fenced area for livestock (WITH A DUGOUT!) and currently approx. 65 acres of barley planted. Some extras include CENTRAL A/C, METAL ROOF, WIRING FOR HOT TUB, & SO MUCH MORE! This could be the opportunity of a lifetime to own your very own paradise.

Built in 2008

## Essential Information

MLS® #	E4423214
Price	\$725,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,004
Acres	160.00
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	Rr 221 North Of Twnshp 612
Area	Rural Thorhild County
Subdivision	None
City	Rural Thorhild County
County	ALBERTA
Province	AB
Postal Code	T0A 3J0

### **Amenities**

Features	Air Conditioner
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Private Setting, Recreation Use
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	43

## Zoning

## Zone 60

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Listing information last updated on April 11th, 2025 at 5:04am MDT