

Courtesy Of Krystal M Hook Of Homewise Realty

## **\$680,000 - 51019 Rr 141, Rural Minburn County**

MLS® #E4423706

### **\$680,000**

5 Bedroom, 3.50 Bathroom, 1,405 sqft

Rural on 80.00 Acres

None, Rural Minburn County, AB

80 acres of prime farm land with a great family home, 2 wells and an abundance of water located only 15 mins southeast of Vegreville. This spacious home features 5 total bedrooms, 3.5 bathrooms and a fully finished basement. Upon entering the home one will find a large entryway with 2pc bathroom and laundry area. Continue to the main floor and you are greeted with a bright "u" shaped kitchen open to the dining room, a spacious living room and 3 good sized bedrooms one of which has an attached 3 pc ensuite. Downstairs one will find a large family room area, game room, wet bar, 2 spacious bedrooms and a 3 pc bathroom. Family was kept in mind when designing the yard, horse shoes, deck, patio area, firepit area, garden, and a detached and heated 25x40 shop. Lets not forget to mention the 40x350 barn, 40x120 pole shed, multiple outbuilding, and incinerator shack. 55 acres cultivated and 25 acres pasture with dugout. Possibility of subdividing, many additional uses for the barn, just be creative. A must see.

Built in 1980

### **Essential Information**

MLS® #	E4423706
Price	\$680,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,405
Acres	80.00
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	51019 Rr 141
Area	Rural Minburn County
Subdivision	None
City	Rural Minburn County
County	ALBERTA
Province	AB
Postal Code	T9C 1T7

### **Amenities**

Features	Deck, Fire Pit, Parking-Extra, R.V. Storage, Workshop
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	31

Zoning

Zone 60



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Listing information last updated on April 3rd, 2025 at 4:02pm MDT