

# \$409,000 - 64028 Twp 550, Rural Two Hills No. 21, County of

---

MLS® #A2165853

**\$409,000**

4 Bedroom, 3.00 Bathroom, 1,804 sqft  
Residential on 10.00 Acres

NONE, Rural Two Hills No. 21, County of,  
Alberta

This is the one you have been waiting for! This acreage provides it all! First off is the 10 acre parcel that is packed with various fruit trees, a section for hay and plenty of space for livestock of your choosing. Mature trees landscape this property throughout. The home is over 1800 sq ft. Sprawling and bright, you're first invited into the open dining and kitchen space. Warm wood cabinets span the kitchen with functional storage. The island faces the dining and living areas, giving you that connected feel as you create dishes in this well-designed space. The family room is large and has access to the side deck through garden doors. Off this space is a 3 pc bath and the laundry/utility room. In addition you will find the gas fireplace, perfect to warm up by. The second level has a beautiful family room. Hard wood through out and large windows creating a space to enjoy with the family. The Primary bedroom is on the upper level and next to the 4 pc bathroom. The lower level has 3 additional bedrooms, an additional 4 pc bath and the furnace room. The home has had some recent updates throughout. New shingles, Hot water tank, sewer pump, gas stove, dishwasher and paint throughout. Just recently had updates to the plumbing and hot water heating system. The shop is 30 x 40, heated with in floor hot water heat and has two large overhead doors. Off the shop is a 14 x



40 lean to giving added storage. Behind the property is a 14 x 24 shed and greenhouse. Great potential on this property to own your own business. Beautiful country side with gentle rolling hills, this unique property is what people dream of.

Built in 1987

### **Essential Information**

MLS® #	A2165853
Price	\$409,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,804
Acres	10.00
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 3 Level Split
Status	Active

### **Community Information**

Address	64028 Twp 550
Subdivision	NONE
City	Rural Two Hills No. 21, County of
County	Two Hills No. 21, County of
Province	Alberta
Postal Code	T9X 1C0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached, Gravel Driveway, Off Street, RV Access/Parking
# of Garages	4

### **Interior**

Interior Features	Storage, Vinyl Windows, Kitchen Island, Open Floorplan, Pantry, See
-------------------	---

	Remarks, Skylight(s)
Appliances	Dishwasher, Refrigerator, Washer, Gas Range
Heating	Natural Gas, Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Gentle Sloping, Many Trees, Secluded, Yard Lights
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 14th, 2024
Days on Market	202
Zoning	CR

## Listing Details

Listing Office	Real Estate Centre - Vermilion
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.