

\$489,000 - 13077 Twp Rd 791, Rural Saddle Hills County

MLS® #A2188244

\$489,000

3 Bedroom, 1.00 Bathroom, 1,790 sqft
Residential on 6.03 Acres

NONE, Rural Saddle Hills County, Alberta

BEAUTIFUL BAYTREE ACREAGE! Located approximately 15 minutes on pavement from Dawson Creek, directly across from the Baytree Store this stunning 6.03 acre property has so much to offer! This well loved family home has 3 bedrooms (could easily split the largest room into 2 bedrooms) 1 full bathroom, an open floor plan kitchen/dining and living room and nice wide hallways! The spacious country kitchen features solid oak cabinetry, loads of counter space and huge windows to bring in natural light. The large laundry/utility room is well laid out with washer dryer, access to the furnace and 2 year old hot water tank. If you step out the front door you are welcomed onto a HUGE covered deck with wheelchair accessible ramp that overlooks the beautifully landscaped yard! Exterior features include a large paved driveway, metal roofing, 2 dugouts (one currently is the water source for the house) huge garden area, greenhouse, storage sheds, gorgeous antique lawn dÃ©cor/farm equipment and acres of manicured lawn! The detached garage measures 24 X 40 (19 X 23 in the main bay) plus two 10 foot storage sections, one with additional overhead door and is heated with a propane heater. Also included with the purchase will be cement board siding to be installed on the home, several new windows to be installed and some tin roofing. The municipal water line is already run to the home, it just needs to be hooked up (there is a grant for hookup/equipment needed through



Saddle Hills County). Call for more information
or to view!

Built in 1998

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2188244 |
| Price | \$489,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,790 |
| Acres | 6.03 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 13077 Twp Rd 791 |
| Subdivision | NONE |
| City | Rural Saddle Hills County |
| County | Saddle Hills County |
| Province | Alberta |
| Postal Code | T0H 0A0 |

Amenities

| | |
|--------------|--|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---------------------------------------|
| Interior Features | See Remarks |
| Appliances | Dryer, Refrigerator, Stove(s), Washer |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|-------------------|
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | None, Crawl Space |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Private Yard |
| Lot Description | Corner Lot, Garden, Level, Fruit Trees/Shrub(s), Many Trees, Paved |
| Roof | Metal |
| Construction | Wood Frame |
| Foundation | Poured Concrete, Piling(s) |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 16th, 2025 |
| Days on Market | 82 |
| Zoning | CR |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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