

\$375,000 - 162078 Rr 31-3, Rural Starland County

MLS® #A2186915

\$375,000

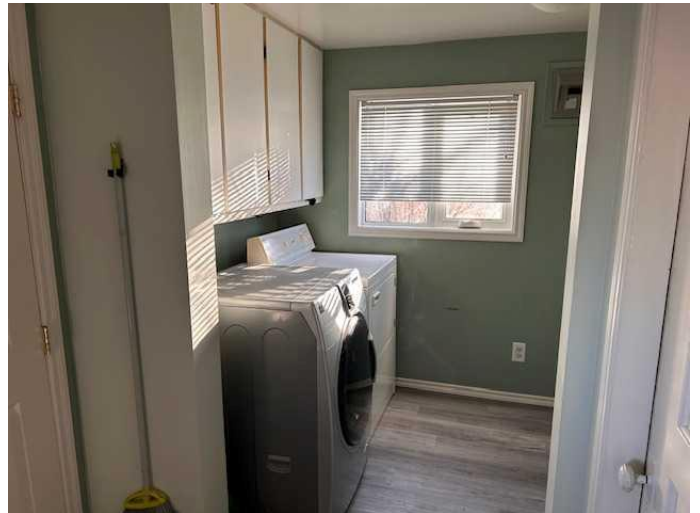
2 Bedroom, 2.00 Bathroom, 1,334 sqft
Residential on 13.02 Acres

NONE, Rural Starland County, Alberta

Escape to the tranquility of country living with this beautifully updated 2-bedroom, 2-bathroom home nestled on 13.02 acres in Rural Starland County. Perfectly situated for families or professionals seeking a peaceful lifestyle, this property offers easy commutes to Drumheller and Hanna, blending rural serenity with convenient access to work and amenities. The home features a spacious country kitchen with a breathtaking view of the countryside, main floor laundry, jet bathtub, and a cozy family room adorned with a traditional wood-burning fireplace equipped with a gas starter for effortless warmth during chilly Alberta evenings. Recent renovations include newer windows and fresh flooring in key areas, ensuring modern comfort while retaining rustic charm.

Step outside to a serene and robust tree-lined yard where wildlife thrives—resident owls and various bird species make this a nature lover's paradise. The expansive property provides ample space and potential for horses or other livestock, and the fertile land is ideal for cultivating a large garden. Additional features include a heated 32'x32' garage/workshop and a versatile 40'x60' quonset, catering to various hobbies and storage needs.

Embrace the opportunity to live amidst Alberta's natural beauty while enjoying the comforts of a thoughtfully updated home. Whether you're looking to raise a family, indulge in equestrian pursuits, or simply relish in the quietude of rural life, this property offers



the perfect setting.

Built in 1939

Essential Information

| | |
|----------------|---|
| MLS® # | A2186915 |
| Price | \$375,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,334 |
| Acres | 13.02 |
| Year Built | 1939 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 162078 Rr 31-3 |
| Subdivision | NONE |
| City | Rural Starland County |
| County | Starland County |
| Province | Alberta |
| Postal Code | T0J 0T0 |

Amenities

| | |
|--------------|---|
| Parking | Double Garage Detached, Driveway, Heated Garage, Off Street |
| # of Garages | 6 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Jetted Tub |
| Appliances | Dishwasher, Refrigerator, Washer/Dryer, Stove(s), Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas Starter, Glass Doors, Mantle, Wood Burning |

| | |
|--------------|----------------------|
| Has Basement | Yes |
| Basement | Crawl Space, Partial |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Storage |
| Lot Description | Treed, Garden, No Neighbours Behind, Pasture |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 9th, 2025 |
| Days on Market | 126 |
| Zoning | CR |

Listing Details

| | |
|----------------|---------------------|
| Listing Office | Harvest Real Estate |
|----------------|---------------------|

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