

# **\$735,000 - 13502 Twp Rd 790, Rural Saddle Hills County**

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MLS® #A2192134

**\$735,000**

4 Bedroom, 3.00 Bathroom, 2,480 sqft

Residential on 20.51 Acres

NONE, Rural Saddle Hills County, Alberta

DREAM COUNTRY PROPERTY! Located just minutes from the BC border this gorgeous 20 acre parcel is truly something special!

Featuring a stunning manicured + landscaped yard with custom gates, powder coated steel fencing, custom greenhouse with galvanized raised beds, a heated water house building (connected to municipal water) with a covered patio space wired for a hot tub and several acres for pasture or farming! Not to mention the 30' X 40' heated workshop with lean-to and additional storage plus an RV hookup/plug. The 2010 custom built home has a large separate porch perfect for any family, vaulted ceilings, a BEAUTIFUL sunroom and so much natural light! The main floor has hardwood floors throughout and features a rustic natural stone fireplace with wood storage, large kitchen with granite counters, stainless appliances, cherry cabinets + built in pantry as well as the laundry/powder room and the spacious primary bedroom with ensuite! The lower level has 3 additional bedrooms with large windows, modern renovated bathroom and a welcoming family room for the perfect movie night! Additional features of the house include in floor radiant heat and a backup generator in seacan (22KWT) to keep things up and running. If you're looking to live your country dreams with the convenience of being close to town this might be the place you've been waiting for! Call the listing representative for more information and a full feature sheet.



Built in 2010

## Essential Information

MLS® #	A2192134
Price	\$735,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,480
Acres	20.51
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	13502 Twp Rd 790
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 0A0

## Amenities

Utilities	Electricity Connected, Natural Gas at Lot Line, Propane
Parking	None

## Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Natural Woodwork
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Stove(s), Window Coverings
Heating	In Floor, Forced Air, Fireplace(s), Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Creek/River/Stream, Pasture, Treed
Roof	Metal
Construction	Stone, Composite Siding
Foundation	ICF Block

### Additional Information

Date Listed	February 3rd, 2025
Days on Market	206
Zoning	A

### Listing Details

Listing Office	RE/MAX Grande Prairie
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