

\$130,000 - 790006 Rge Rd 255, Rural Birch Hills County

MLS® #A2209644

\$130,000

2 Bedroom, 1.00 Bathroom, 1,696 sqft

Residential on 9.98 Acres

NONE, Rural Birch Hills County, Alberta

This great acreage is just north of Eaglesham, it is 9.98 acres. It is fenced, with gas & power on the property. There is a 32 x 69 , pole shed with 14 ft closed in on the end, and 35 x 65 wired and insulated metal arch rib shop. There is no water and sewer, but there is a cute outhouse. There is an older 14 x 68 mobile home with a huge addition, 31x24. The addition has gorgeous hardwood floors, and a pellet stove. There is a double detached garage, and a covered deck that wraps on two sides. This property will take a bit of cleanup, but can be amazing. The owners will be keeping the contents, metals, furnishings, tools, vehicles and parts, and the wishing well.

Built in 2020

Essential Information

MLS® #	A2209644
Price	\$130,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,696
Acres	9.98
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Cottage/Cabin
Status	Active



Community Information

Address	790006 Rge Rd 255
Subdivision	NONE
City	Rural Birch Hills County
County	Birch Hills County
Province	Alberta
Postal Code	T0H 1H0

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air, Natural Gas, Pellet Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Pellet Stove
Basement	None

Exterior

Exterior Features	Other
Lot Description	Cleared, Secluded, Few Trees
Roof	Metal
Construction	Wood Siding
Foundation	Block, Wood

Additional Information

Date Listed	April 14th, 2025
Days on Market	195
Zoning	Ag

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

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.