# \$265,000 - 80223 82 Range Road, Rural Saddle Hills County

MLS® #A2231398

## \$265,000

1 Bedroom, 1.00 Bathroom, 952 sqft Residential on 24.71 Acres

NONE, Rural Saddle Hills County, Alberta

Off-Grid Serenity on 24 Acres in Blueberry Mountain! Craving peace, privacy, and self-sufficiency? This 24-acre gem in Blueberry Mountain is the off-grid escape you've been dreaming of! Equipped with a full solar power system plus generator backup, metal roof, spray foam insulation, and a wood stove, comfort meets sustainability here. The propane fridge, stove, and hot water tank keep things efficient, while a cistern supplies waterâ€"PLUS the property is eligible for free municipal water hookup! Inside, you'll find a cozy and functional layout featuring a boot room with ample storage, open-concept living with recessed lighting and a wood stove, and a farmhouse-style kitchen with a bamboo island, pantry, and classic farm sink. The primary bedroom includes a massive closet and private exterior door. Additional perks include a bathroom with generous counter space and a combo washer/dryer unit. Wood plank flooring runs throughout for a rustic yet modern touch. Step outside to enjoy a huge deck with a covered BBQ area, lush garden, extra large shop, corral for horses or livestock and garden shedâ€"all surrounded by mature trees for natural windbreak and privacy. Power and natural gas are available at the property line. Yes, you still get strong Wi-Fi and great cell service here! Whether you're looking for a full-time home, getaway cabin, or homestead, this property has everything. Call to view and





#### Built in 2017

## **Essential Information**

MLS® # A2231398 Price \$265,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 952

Acres 24.71 Year Built 2017

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 80223 82 Range Road

Subdivision NONE

City Rural Saddle Hills County

County Saddle Hills County

Province Alberta
Postal Code T0H 3G0

#### **Amenities**

Utilities Propane, Electricity at Lot Line, Fiber Optics Available, Natural Gas

Available, Satellite Internet Available, Water Available

Parking Parking Pad

## Interior

Interior Features Beamed Ceilings, Breakfast Bar, Closet Organizers, Kitchen Island, No

Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s),

Vinyl Windows, Walk-In Closet(s), Bookcases

Appliances See Remarks

Heating Electric, Propane, Wood Stove, Wood

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning Stove

Basement None

**Exterior** 

Exterior Features Fire Pit, Garden, Private Yard

Lot Description Garden, Secluded, Treed, W.

Roof Metal

Construction Wood Siding

Foundation Other

**Additional Information** 

Date Listed June 14th, 2025

Days on Market 136

Zoning AG

**Listing Details** 

Listing Office eXp Realty

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