

# \$225,000 - 34375 Highway 872, Special Areas No. 2

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MLS® #A2239815

## \$225,000

3 Bedroom, 1.00 Bathroom, 1,520 sqft  
Residential on 20.02 Acres

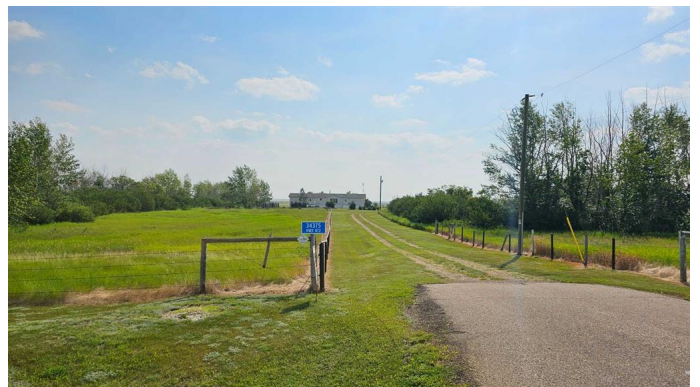
NONE, Special Areas No. 2, Alberta

Gorgeous and serene, this awesome piece of land 20 acres is located south of Coronation 10 miles,. It has a 2002, 20x75 mobile with vaulted ceilings, three bedrooms and two bathrooms( one is an en suite). It has new shingles, vinyl siding, tied down, skirted and has a covered deck on the east side to view the rising sun while having a relaxing moment. Inside has an open concept kitchen, dining and living room with all appliances, large pantry, 2x6 walls with R22 insulation and R 40 in ceiling. Floor has R28 insulation. There is laminate flooring , carpet and a wood fireplace. The out buildings are metal clad and roofed, barn has three horse stalls, lots of penning, tons of grass, cross fenced, There's even a spot for a fire pit out of the wind to roast marshmallows or to enjoy an outdoor cookout. . There is a new well drilled in 1998 with the report showing 20 gallons per minute and good water . The pump house also has another well, can be used for watering the yard. This parcel is surrounded by plenty of trees for a great wind break and there are no neighbors close by but close enough if you need any help.

Built in 2002

## Essential Information

MLS® #	A2239815
Price	\$225,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,520
Acres	20.02
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	34375 Highway 872
Subdivision	NONE
City	Special Areas No. 2
County	Special Area 2
Province	Alberta
Postal Code	T0C1C0

### **Amenities**

Parking	Off Street
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### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Basement	None

### **Exterior**

Exterior Features	Fire Pit, Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard, Gentle Sloping, Greenbelt, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Pasture, Views, Yard Lights

Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Pillar/Post/Pier

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	1
Zoning	CR

### **Listing Details**

Listing Office	Sutton Landmark Realty
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