

\$549,900 - 208, 78274 Range Rd 135, Rural Saddle Hills County

MLS® #A2248435

\$549,900

4 Bedroom, 2.00 Bathroom, 2,343 sqft
Residential on 6.05 Acres

NONE, Rural Saddle Hills County, Alberta

Enjoy the perfect blend of space, comfort, and convenience on this beautifully landscaped 6.05-acre property. Located in peaceful Baytree, Alberta, this two-storey modular home offers over 2,300 sq. ft. of living space with a bright, open floor plan and plenty of room for the whole family.

Inside, the main level features a stylish kitchen with stainless steel appliances, island, and pantry, opening onto a sun-filled dining and living area. The primary bedroom boasts a full ensuite and walk-in closet, with a second bedroom and full bathroom also on the main floor. A convenient main-floor laundry is tucked into the porch entry. Upstairs, youâ€™™ find a massive rec room with a beautiful viewâ€™™perfect for entertaining or relaxingâ€™™plus two more oversized bedrooms. Outside, a detached heated 26â€™™x36â€™™ shop provides room for projects and storage, while the large gravelled parking area accommodates multiple vehicles and equipment. The treed property includes a firepit area, woodshed, and spacious deck off the dining room, ideal for summer evenings. Practical updates include new shingles, furnace, hot water tank, and water pump. The home is on municipal waterâ€™™no hauling requiredâ€™™and with no property transfer tax, itâ€™™s a smart move financially. Acreage living doesnâ€™™t get more convenientâ€™™enjoy country tranquility less



than 15 minutes from Dawson Creek. Call the listing agent for more details!

Built in 2004

Essential Information

MLS® #	A2248435
Price	\$549,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,343
Acres	6.05
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	208, 78274 Range Rd 135
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 0A0

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Pantry, Master Downstairs, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Landscaped, Many Trees, Private, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	August 11th, 2025
Days on Market	2
Zoning	CR1

Listing Details

Listing Office	RE/MAX Grande Prairie
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