

# \$489,000 - 13077 Twp Rd 791, Rural Saddle Hills County

MLS® #A2188244

**\$489,000**

3 Bedroom, 1.00 Bathroom, 1,790 sqft

Residential on 6.03 Acres

NONE, Rural Saddle Hills County, Alberta

BEAUTIFUL BAYTREE ACREAGE! Located approximately 15 minutes on pavement from Dawson Creek, directly across from the Baytree Store this stunning 6.03 acre property has so much to offer! This well loved family home has 3 bedrooms (could easily split the largest room into 2 bedrooms) 1 full bathroom, an open floor plan kitchen/dining and living room and nice wide hallways! The spacious country kitchen features solid oak cabinetry, loads of counter space and huge windows to bring in natural light. The large laundry/utility room is well laid out with washer dryer, access to the furnace and 2 year old hot water tank. If you step out the front door you are welcomed onto a HUGE covered deck with wheelchair accessible ramp that overlooks the beautifully landscaped yard! Exterior features include a large paved driveway, metal roofing, 2 dugouts (one currently is the water source for the house) huge garden area, greenhouse, storage sheds, gorgeous antique lawn dÃ©cor/farm equipment and acres of manicured lawn! The detached garage measures 24 X 40 (19 X 23 in the main bay) plus two 10 foot storage sections, one with additional overhead door and is heated with a propane heater. Also included with the purchase will be cement board siding to be installed on the home, several new windows to be installed and some tin roofing. The municipal water line is already run to the home, it just needs to be hooked up (there is a grant for hookup/equipment needed through



Saddle Hills County). Call for more information  
or to view!

Built in 1998

### **Essential Information**

MLS® #	A2188244
Price	\$489,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,790
Acres	6.03
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	13077 Twp Rd 791
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 0A0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	None, Crawl Space

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Corner Lot, Garden, Level, Fruit Trees/Shrub(s), Many Trees, Paved
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete, Piling(s)

## Additional Information

Date Listed	January 16th, 2025
Days on Market	102
Zoning	CR

## Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.