# \$309,900 - 235043 Township Road 792, Rural Birch Hills County

MLS® #A2227511

### \$309,900

4 Bedroom, 2.00 Bathroom, 1,312 sqft Residential on 23.62 Acres

NONE, Rural Birch Hills County, Alberta

Escape to the tranquility of rural life with this spacious property nestled in the heart of Birch Hills County. Boasting just under 24 acres, this picturesque acreage offers the perfect blend of open land and treed privacy—ideal for a market garden, hobby farm, or simply enjoying the peace and quiet of nature.

The 1995-built home features four comfortable bedrooms and one and a half bathrooms, with plumbing already in place to easily convert the half bath into a full. Thoughtfully maintained and move-in ready, the home includes large decks perfect for outdoor entertaining or soaking in the serenity of your private yard. A large dugout provides a reliable water source, and some existing fencing gives a head start for livestock or pets. With camper plug ins already in place, there's plenty of room for hosting guests or accommodating outdoor living options.

Whether you're looking to grow your own food, raise animals, or simply enjoy the beauty and freedom of country living, this acreage is ready to welcome you home. Check out floor plans in the photo section, 360 virtual tours now available in the media section!

Built in 1995

#### **Essential Information**

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Price \$309,900

Bedrooms

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,312

Acres 23.62

Year Built 1995

Type Residential Sub-Type Detached

Style Acreage with Residence, Bi-Level

Status Active

# **Community Information**

Address 235043 Township Road 792

Subdivision NONE

City Rural Birch Hills County

County Birch Hills County

Province Alberta
Postal Code T0H 3J0

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected

Parking Spaces 20

Parking Pad, Gravel Driveway

#### Interior

Interior Features Closet Organizers, Laminate Counters, Pantry, Dry Bar

Appliances Dishwasher, Gas Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Pellet Stove

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Lighting, Private Yard

Lot Description Lawn, Many Trees, Private, Brush, Pasture, Rolling Slope

Roof Asphalt Shingle

Construction Stucco
Foundation Wood

## **Additional Information**

Date Listed June 2nd, 2025

Days on Market 137

Zoning Agriculture

## **Listing Details**

Listing Office RE/MAX Northern Realty

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