

# **\$349,900 - 10317 Township Road 512, Rural Minburn No. 27, County of**

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MLS® #A2242674

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 3.85 Acres

NONE, Rural Minburn No. 27, County of,  
Alberta

Escape the hustle and bustle and embrace country living on this quiet 3.85 acre acreage featuring a well-kept 2007 mobile home and plenty of usable space for hobbies or quiet rural life. This move-in ready home offers a spacious 3-bedroom, 2-bathroom layout, ideal for families, retirees, or anyone seeking a slower pace. The open-concept kitchen, dining, and living area is filled with natural light and perfect for both everyday living and entertaining. The home has a covered deck - perfect for enjoying warm summer nights. Outdoors, you'll appreciate the 38' x 50' tarp shed, perfect for storing equipment, vehicles, or recreational gear. Several additional outbuildings provide ample room for storage or workshop space.

Located on a school bus route, this property is family-friendly and well-suited for those looking to raise children in a peaceful, rural setting. Whether you're looking for your first acreage, a retirement retreat, or a fresh start in the country, this property offers incredible value and versatility.

Built in 2007

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2242674  |
| Price  | \$349,900 |



|                |                                                 |
|----------------|-------------------------------------------------|
| Bedrooms       | 3                                               |
| Bathrooms      | 2.00                                            |
| Full Baths     | 2                                               |
| Square Footage | 1,216                                           |
| Acres          | 3.85                                            |
| Year Built     | 2007                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active                                          |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 10317 Township Road 512         |
| Subdivision | NONE                            |
| City        | Rural Minburn No. 27, County of |
| County      | Minburn No. 27, County of       |
| Province    | Alberta                         |
| Postal Code | T0B 2G0                         |

### Amenities

|                |                   |
|----------------|-------------------|
| Parking Spaces | 8                 |
| Parking        | RV Access/Parking |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows       |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Satellite TV Dish |
| Heating           | Forced Air, Propane                                                                                                     |
| Cooling           | None                                                                                                                    |
| Basement          | None                                                                                                                    |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard, Rain Barrel/Cistern(s), Storage, RV Hookup |
| Lot Description   | Fruit Trees/Shrub(s), Lawn, Many Trees                   |
| Roof              | Asphalt Shingle                                          |
| Construction      | Aluminum Siding, Mixed                                   |
| Foundation        | Piling(s)                                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 23              |
| Zoning         | Agricultural    |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX PRAIRIE REALTY |
|----------------|-----------------------|

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