

10317 Township Road 512
Rural Minburn No. 27, County of, Alberta

MLS # A2242674



\$324,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	3.85 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Many Trees		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Holding Tank, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	9-51-10-W4
Exterior:	Aluminum Siding , Mixed	Zoning:	Agricultural
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: n/a

Escape the city and enjoy the peace and quiet of rural life with this well-maintained 3.85-acre acreage in Alberta. Featuring a spacious 2007 mobile home with 3 bedrooms and 2 bathrooms, this property is perfect for families, retirees, or anyone looking to embrace a slower pace and more space. Step inside to an inviting open-concept kitchen, dining, and living area filled with natural light—ideal for everyday living and entertaining. A covered deck extends your living space outdoors, perfect for relaxing or enjoying warm summer evenings. The acreage also boasts a 38' x 50' tarp shed, ideal for storing vehicles, equipment, or recreational toys. Several additional outbuildings offer flexible options for storage, hobbies, or workshop use. Conveniently located on a school bus route, this acreage is family-friendly and provides a safe, quiet setting for raising children. Whether you're searching for your first acreage, a peaceful retirement property, or a fresh start in the country, this home delivers excellent value, comfort, and versatility. Located close to the Village of Innisfree, it offers a k-12 school, banking, post office, 24 hour convenience store and gas station and is within easy commuting distance to Vegreville or Vermilion, and is 1 1/2 hours east of Edmonton