

Pt of NW-18-41-3-W4M
Rural Provost No. 52, M.D. of, Alberta

MLS # A2278894



\$550,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,830 sq.ft. | Age: | 1967 (59 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached, RV Garage | | |
| Lot Size: | 16.53 Acres | | |
| Lot Feat: | Back Yard, Brush, Farm, Front Yard, No Neighbours Behind | | |

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|--------------------|--|-------------------|----------------|
| Heating: | Boiler, Fireplace(s), Natural Gas | Water: | Well |
| Floors: | Carpet, Ceramic Tile, Linoleum, Wood | Sewer: | Open Discharge |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | 18-41-3-W4 |
| Exterior: | Concrete, Stucco, Wood Siding | Zoning: | AG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Suspended Ceiling, Walk-In Closet(s) | | |

Inclusions: Fridge, range, dishwasher, rangehood microwave, washer/dryer

Country Living at Its Finest on a Quiet Dead-End Road! Welcome to this beautifully updated 1,830 sq. ft. farmhouse-style bungalow, originally built in 1967, with an addition built in 1981. Perfectly situated on a private 16.53 +mn; acre yard at the end of a quiet dead-end road. This exceptional property offers the ideal blend of comfort, functionality, and space—perfect for hobby farmers, acreage owners, or anyone seeking peaceful rural living. Step inside to find a bright, spacious interior featuring lots of updates including a large remodeled kitchen complete with an added island, ample cabinetry, and excellent workspace for cooking and entertaining with newer stainless-steel appliances. A massive entry/mudroom welcomes you home and conveniently connects to the main-floor laundry room, 1/2 bath making everyday living effortless. The cozy sunken living room is a true showpiece, highlighted by a new natural gas fireplace with a stunning custom stonework surround—perfect for relaxing evenings. A huge, wide-open dining room, separate from the kitchen, offers plenty of room for hosting family gatherings. Storage is abundant throughout the home! The main floor includes three generously sized bedrooms and a 4-piece bathroom with a jetted tub. Downstairs, you’ll find a large family room, an additional bedroom with storage closet, a dedicated office, and a primary bedroom retreat featuring a large walk-in closet and a custom 3-piece ensuite with a beautifully tiled shower. New boiler in 2017, and HWH in 2023. Outside, the property truly shines! The private, mature yard is surrounded by open space and includes an IMPRESSIVE lineup of outbuildings: 26’x24’ detached garage, 28’x40’ hip roof barn with lean-to set up with chicken coop ,and all new metal roof & siding. A 24’x36’ heated

shop with 14' ceilings, 50'x80' steel Quonset, 32'x48' arch rib cold storage building. Also 2 stock waters, yard hydrants, wooden corals and pen setups. This turn key setup is perfect for any hobby farmer, livestock owner, or anyone needing space for equipment, storage, or projects—while still enjoying a comfortable, well-updated home.