



408, 57115 Rge Rd 80  
Rochfort Bridge, Alberta

MLS # A2280530



**\$270,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,066 sq.ft.	<b>Age:</b> 1949 (77 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 1
<b>Garage:</b>	Single Garage Detached	
<b>Lot Size:</b>	2.76 Acres	
<b>Lot Feat:</b>	Back Yard, Corner Lot, Garden, Landscaped, Many Trees	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	UR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Wall Cabinet, Wood Heater in House & Garage, Bench in Garage, Green House

Private Acreage Living on 2.760 Acres in Rochfort Bridge If privacy, space, and quiet surroundings are on your wish list, this 2.760-acre property in the hamlet of Rochfort Bridge delivers. Set among mature trees and open land, this property offers a peaceful rural lifestyle away from the noise and congestion of city living. The 1,065 sq. ft. home features an inviting open-concept layout with laminate flooring, ceiling fans, and a charming freestanding wood stove that creates a warm and welcoming atmosphere. Large windows provide natural light and scenic views of the property. The kitchen is functional and well laid out with generous cabinetry and workspace, while the entry/mudroom adds everyday practicality for acreage living. A 4-piece bathroom completes the home. Outside, the large yard provides plenty of room to enjoy the outdoors, host gatherings, or simply unwind in a private setting. Mature trees enhance the sense of seclusion while offering shelter and natural beauty. A great opportunity for buyers seeking an affordable acreage with space to breathe and room to enjoy the outdoors in a quiet setting.