

# \$735,000 - 13502 Twp Rd 790, Rural Saddle Hills County

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MLS® #A2192134

**\$735,000**

4 Bedroom, 3.00 Bathroom, 2,480 sqft

Residential on 20.51 Acres

NONE, Rural Saddle Hills County, Alberta

DREAM COUNTRY PROPERTY! Located just minutes from the BC border this gorgeous 20 acre parcel is truly something special!

Featuring a stunning manicured + landscaped yard with custom gates, powder coated steel fencing, custom greenhouse with galvanized raised beds, a heated water house building (connected to municipal water) with a covered patio space wired for a hot tub and several acres for pasture or farming! Not to mention the 30' X 40' heated workshop with lean-to and additional storage plus an RV hookup/plug. The 2010 custom built home has a large separate porch perfect for any family, vaulted ceilings, a BEAUTIFUL sunroom and so much natural light! The main floor has hardwood floors throughout and features a rustic natural stone fireplace with wood storage, large kitchen with granite counters, stainless appliances, cherry cabinets + built in pantry as well as the laundry/powder room and the spacious primary bedroom with ensuite! The lower level has 3 additional bedrooms with large windows, modern renovated bathroom and a welcoming family room for the perfect movie night! Additional features of the house include in floor radiant heat and a backup generator in seacan (22KWT) to keep things up and running. If you're looking to live your country dreams with the convenience of being close to town this might be the place you've been waiting for! Call the listing representative for more information and a full feature sheet.



Built in 2010

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2192134                         |
| Price          | \$735,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 2,480                            |
| Acres          | 20.51                            |
| Year Built     | 2010                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 13502 Twp Rd 790          |
| Subdivision | NONE                      |
| City        | Rural Saddle Hills County |
| County      | Saddle Hills County       |
| Province    | Alberta                   |
| Postal Code | T0H 0A0                   |

## Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas at Lot Line, Propane |
| Parking   | None                                                    |

## Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Natural Woodwork |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Stove(s), Window Coverings         |
| Heating           | In Floor, Forced Air, Fireplace(s), Propane                                            |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Living Room, Wood Burning                                                              |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Garden, Private Yard                          |
| Lot Description   | Back Yard, Creek/River/Stream, Pasture, Treed |
| Roof              | Metal                                         |
| Construction      | Stone, Composite Siding                       |
| Foundation        | ICF Block                                     |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 187                |
| Zoning         | A                  |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|



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