

# \$650,000 - Sw 16-79-07w6 None, Rural Saddle Hills County

---

MLS® #A2178803

**\$650,000**

1 Bedroom, 1.00 Bathroom, 1,000 sqft  
Residential on 161.00 Acres

NONE, Rural Saddle Hills County, Alberta

The ultimate off-grid hunting and relaxation escape! 161 acres of treed land surrounding an immaculately manicured piece of heaven. This off-grid, property has complete privacy, being hidden behind a thick tree belt from the public access road. The driveway was gravelled last year and is in fantastic shape, as you enter to your right is a beautiful pond, continuing on you will see green spaces that have been landscaped for potential cabins or leisure activities. When you arrive at the cabin you will be in awe of the large cleared yard and front lawn overlooking the valley with no other civilization in sight. Are you looking for a self-reliant getaway? Youâ€™ll find it right here, the solar system is only a couple of years old and powers the cabin year-round. This one-bedroom cabin is 1000 Sqft of bliss including a tin roof, hot water on demand, washer, propane refrigerator and stove, and so much more!! Not only does the yard boast a spectacular view there is a crusher cone fire pit and a new horseshoe pit, multiple woodsheds, and storage sheds along with a brand new matching outhouse. This property has so much more than can be mentioned, book a viewing with your realtor of choice today. (Seller is related to selling agent.)



Built in 2016

## Essential Information

MLS® #	A2178803
Price	\$650,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,000
Acres	161.00
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Cottage/Cabin
Status	Active

### Community Information

Address	Sw 16-79-07w6 None
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 3G0

### Amenities

Parking Spaces	6
Parking	Carport, Driveway, Gravel Driveway, Parking Pad, RV Access/Parking

### Interior

Interior Features	Kitchen Island, Vaulted Ceiling(s)
Appliances	Gas Stove, Instant Hot Water, Refrigerator, Washer
Heating	Other, Propane, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove, Entrance
Basement	None

### Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Conservation, Landscaped, Lawn, Many Trees, Meadow, Native Plants, Private, Secluded, Wooded

Roof	Metal
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	January 24th, 2025
Days on Market	175
Zoning	AG

### **Listing Details**

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.