

\$375,000 - 162078 Rr 31-3, Rural Starland County

MLS® #A2186915

\$375,000

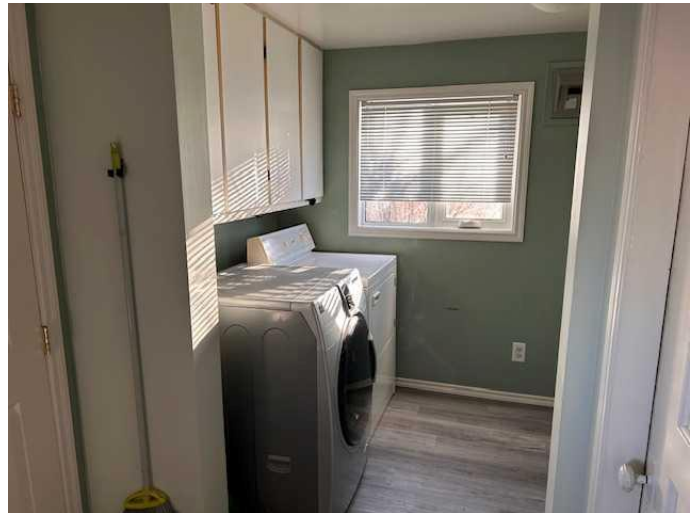
2 Bedroom, 2.00 Bathroom, 1,334 sqft
Residential on 13.02 Acres

NONE, Rural Starland County, Alberta

Escape to the tranquility of country living with this beautifully updated 2-bedroom, 2-bathroom home nestled on 13.02 acres in Rural Starland County. Perfectly situated for families or professionals seeking a peaceful lifestyle, this property offers easy commutes to Drumheller and Hanna, blending rural serenity with convenient access to work and amenities. The home features a spacious country kitchen with a breathtaking view of the countryside, main floor laundry, jet bathtub, and a cozy family room adorned with a traditional wood-burning fireplace equipped with a gas starter for effortless warmth during chilly Alberta evenings. Recent renovations include newer windows and fresh flooring in key areas, ensuring modern comfort while retaining rustic charm.

Step outside to a serene and robust tree-lined yard where wildlife thrives—resident owls and various bird species make this a nature lover's paradise. The expansive property provides ample space and potential for horses or other livestock, and the fertile land is ideal for cultivating a large garden. Additional features include a heated 32'x32' garage/workshop and a versatile 40'x60' quonset, catering to various hobbies and storage needs.

Embrace the opportunity to live amidst Alberta's natural beauty while enjoying the comforts of a thoughtfully updated home. Whether you're looking to raise a family, indulge in equestrian pursuits, or simply relish in the quietude of rural life, this property offers



the perfect setting.

Built in 1939

Essential Information

| | |
|----------------|---|
| MLS® # | A2186915 |
| Price | \$375,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,334 |
| Acres | 13.02 |
| Year Built | 1939 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 162078 Rr 31-3 |
| Subdivision | NONE |
| City | Rural Starland County |
| County | Starland County |
| Province | Alberta |
| Postal Code | T0J 0T0 |

Amenities

| | |
|--------------|---|
| Parking | Double Garage Detached, Driveway, Heated Garage, Off Street |
| # of Garages | 6 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Jetted Tub |
| Appliances | Dishwasher, Refrigerator, Washer/Dryer, Stove(s), Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas Starter, Glass Doors, Mantle, Wood Burning |

| | |
|--------------|----------------------|
| Has Basement | Yes |
| Basement | Crawl Space, Partial |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Storage |
| Lot Description | Treed, Garden, No Neighbours Behind, Pasture |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 9th, 2025 |
| Days on Market | 154 |
| Zoning | CR |

Listing Details

| | |
|----------------|---------------------|
| Listing Office | Harvest Real Estate |
|----------------|---------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.