

# \$130,000 - 79006 Rge Rd 255, Rural Birch Hills County

MLS® #A2209644

## \$130,000

2 Bedroom, 1.00 Bathroom, 1,696 sqft  
Residential on 9.98 Acres

NONE, Rural Birch Hills County, Alberta

This great acreage is just north of Eaglesham, it is 9.98 acres. It is fenced, with gas & power on the property. There is a 32 x 69 , pole shed with 14 ft closed in on the end, and 35 x 65 wired and insulated metal arch rib shop. There is no water and sewer, but there is a cute outhouse. There is an older 14 x 68 mobile home with a huge addition, 31x24. The addition has gorgeous hardwood floors, and a pellet stove. There is a double detached garage, and a covered deck that wraps on two sides. This property will take a bit of cleanup, but can be amazing. The owners will be keeping the contents, metals, furnishings, tools, vehicles and parts, and the wishing well.

Built in 2020

## Essential Information

MLS® #	A2209644
Price	\$130,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,696
Acres	9.98
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Cottage/Cabin
Status	Active



## Community Information

Address	79006 Rge Rd 255
Subdivision	NONE
City	Rural Birch Hills County
County	Birch Hills County
Province	Alberta
Postal Code	T0H 1H0

## Amenities

Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air, Natural Gas, Pellet Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Pellet Stove
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Cleared, Few Trees, Secluded
Roof	Metal
Construction	Wood Siding
Foundation	Block, Wood

## Additional Information

Date Listed	April 14th, 2025
Days on Market	76
Zoning	Ag

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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