

# \$550,000 - 8080 Twp Rd 820, Rural Saddle Hills County

MLS® #A2168498

**\$550,000**

5 Bedroom, 3.00 Bathroom, 2,814 sqft

Residential on 22.54 Acres

NONE, Rural Saddle Hills County, Alberta

AMAZING! BEAUTIFUL! MODERN! 22.55 acres close to green zone in saddle hills county! This place has it all! Great garden, private yard, huge dugout with gorgeous fountain, ( and saddle hills wants everyone to have option of municipal water!!) and attached garage! You enter the pristine acreage through lovely gate and a gorgeous tree banked lane, and come upon a beautiful, well maintained home and yard. The home features an inviting south facing heated sunroom with gorgeous windows and high ceiling, and a very welcoming sunken living room with gas stove. It is open to great dining area with patio doors to east maintenance free deck and sauna. The open kitchen boasts new appliances, gas range, tonnes of cupboards and counters, and great pantry, and eating bar. You get 2 good sized bedrooms on the main floor, and 3 upstairs. The large master features a 2 pc en suite. There is a full bathroom on main and upper levels. The basement is large and is up for your development. You also get a double attached garage. There have been many upgrades over the years keeping the home modern. This home is perfect and needs to be viewed to really comprehend all it has to offer.

Built in 1990

## Essential Information

MLS® #

A2168498



Price	\$550,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,814
Acres	22.54
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	8080 Twp Rd 820
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 3G0

### **Amenities**

Parking Spaces	8
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Natural Gas, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Garden
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Lot Description	Landscaped, See Remarks
Roof	Asphalt
Construction	Cedar, See Remarks, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 25th, 2024
Days on Market	222
Zoning	ag

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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