

\$525,000 - 160078 Township Road 304, Craigmyle

MLS® #A2252965

\$525,000

5 Bedroom, 2.00 Bathroom, 1,202 sqft
Residential on 10.06 Acres

NONE, Craigmyle, Alberta

Discover the perfect balance of space, function, and country charm on this 10.06-acre fully fenced property, ideal for families, hobby farmers, or those seeking a versatile lifestyle. Located 15 minutes from Hanna, This home features 5 bedrooms and 2 full bathrooms, including an updated kitchen and a modernized lower bathroom, ensuring comfort and style throughout. An attached double garage, sunroom, and a versatile 514 sqft studio area expand your living options, while a small greenhouse and a 20' x 40' garden with mature asparagus patch, raised herb bed, and composter make farm-to-table living a reality. A cold storage room adds practical convenience. For those who need workspace, this property shines with a 50' x 20' shop complete with service pit and air hose line, plus an 8' x 20' powered workshop with tools included. Additional outbuildings include an animal barn with loft and two lean-tos. Equipment such as a 1960s tractor with bucket, forks, and blade (as is), a 2010 Craftsman riding mower with 46" deck, and an older Briggs & Stratton rototiller are included, offering value and opportunity. All buildings were constructed in 1970's and have metal roofing. The shop is partially enclosed with a wood burning heater. The house has 6" walls and R40 insulation in the ceiling. Hot Water Tank, furnace and Windows all updated in 2010, water pump in 2012, kitchen renovations completed in 2025. Enjoy the outdoor lifestyle surrounded by a



snow break lilac hedge that wraps the home and acreage. The length of the property along the main road is paved to keep dust minimal, while well water and septic services add to the self-sufficient. Don't miss this opportunity and call for your viewing today!

Built in 1979

Essential Information

MLS® #	A2252965
Price	\$525,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,202
Acres	10.06
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	160078 Township Road 304
Subdivision	NONE
City	Craigmyle
County	Starland County
Province	Alberta
Postal Code	T0J1P0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	4

Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Refrigerator, Stove(s)

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped
Roof	Metal
Construction	Mixed
Foundation	Wood

Additional Information

Date Listed	August 29th, 2025
Days on Market	68
Zoning	A

Listing Details

Listing Office	2% Realty
----------------	-----------

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.