

\$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 | Few Trees, Cleared, Secluded |
| Roof | Metal |
| Construction | Wood Siding |
| Foundation | Wood, Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 14th, 2025 |
| Days on Market | 22 |
| Zoning | Ag |

Listing Details

| | |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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