

# **\$622,500 - 551040 Range Road 85, Rural Two Hills County**

MLS® #E4419712

**\$622,500**

7 Bedroom, 4.00 Bathroom, 2,488 sqft

Rural on 12.01 Acres

None, Rural Two Hills County, AB

This captivating rural property in Alberta features a spacious two-story design, complemented by a triple attached garage for ample parking and storage. Nestled near the North Saskatchewan River and embraced by the serene presence of a gentle creek, this estate offers a tranquil retreat along a peaceful county road. Inside, the home boasts a walk-out basement with an in-law suite, five bedrooms on the upper floor, and two on the lower level, providing abundant living space for a growing household. The heart of the home is the remarkable open-concept kitchen, highlighted by a sizable island that comfortably seats sevenâ€”perfect for culinary adventures and gatherings. Step onto the expansive covered deck, complete with a screened-in section, offering a delightful space to enjoy the beauty of the outdoors in any season.

Built in 2019

## **Essential Information**

MLS® #	E4419712
Price	\$622,500
Bedrooms	7
Bathrooms	4.00
Full Baths	3



Half Baths	2
Square Footage	2,488
Acres	12.01
Year Built	2019
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	551040 Range Road 85
Area	Rural Two Hills County
Subdivision	None
City	Rural Two Hills County
County	ALBERTA
Province	AB
Postal Code	T0A 4K0

### **Amenities**

Features	Deck, Fire Pit, No Smoking Home, R.V. Storage, Walkout Basement
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Private Setting, River Valley View, Treed Lot, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	103
Zoning	Zone 60

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