

# \$574,900 - 81035 Rr83, Rural Saddle Hills County

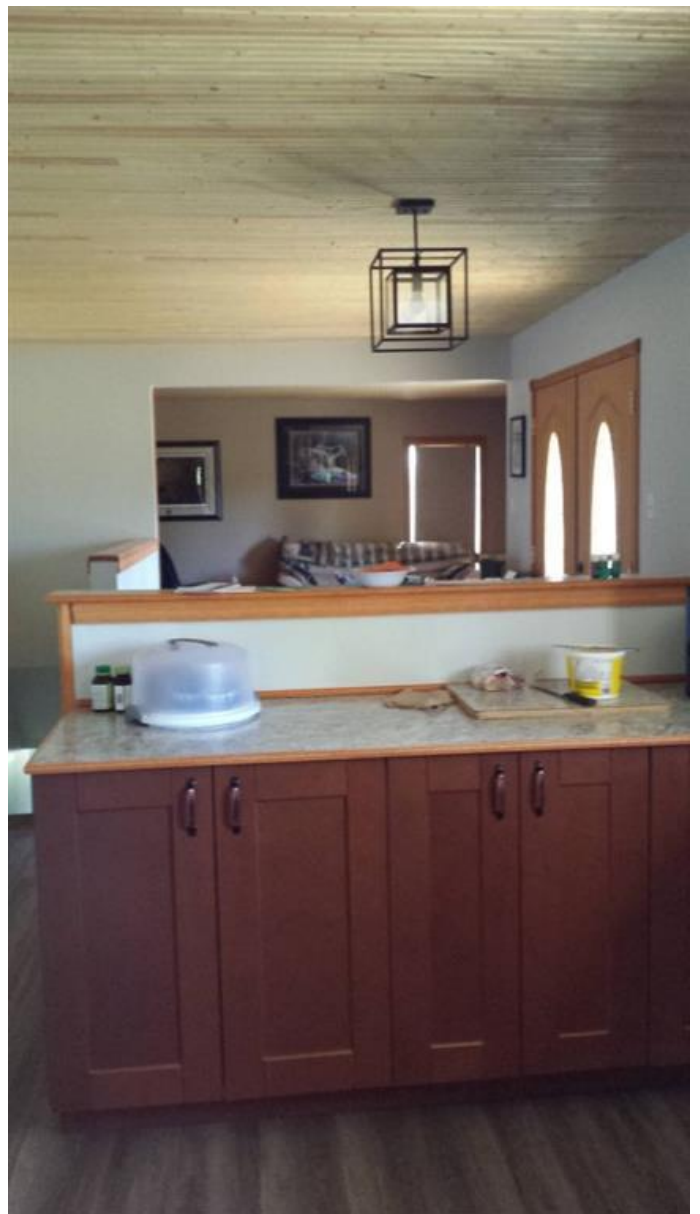
MLS® #A2207741

**\$574,900**

4 Bedroom, 2.00 Bathroom, 1,266 sqft  
Residential on 80.00 Acres

NONE, Rural Saddle Hills County, Alberta

THIS, PRIVATE, 80 ACRE parcel that backs onto the creek & a green zone is only half hour from Spirit River & paved most of the way! Sitting at the end of a quiet non-through road, this acreage is an excellent hunting area with tons of trails throughout & used to operate as a hunting lodge & bed & breakfast! The 4 bedroom, 2 bathroom bungalow has newer kitchen cabinets, countertops, vinyl plank flooring, bathroom fixtures and a main floor laundry room with front load washer/dryer, laundry sink, built in broom closet & large pantry! More bonuses include a new breaker panel, a/c, high efficiency furnace & plumbing through the entire house! Natural gas was run to the property in the fall of 2024. This cozy home also features a wood fire place, open kitchen, dining room and living room! The basement is mostly developed with 2 large bedrooms, 3 pc bathroom, family room & cold storage. Watch wildlife, listen to the birds & enjoy the south facing sun all day long on the 100' wrap around deck! Included on the property is a small detached garage & a large garden area! 35-40 acres fenced. Fridge, gas stove, washer, dryer & a/c unit stay. Please call today for your private tour!



## Essential Information

MLS® #	A2207741
Price	\$574,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,266
Acres	80.00
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	81035 Rr83
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 3G0

### **Amenities**

Parking	Driveway, Owned, RV Access/Parking, Unpaved
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### **Interior**

Interior Features	Kitchen Island, Pantry, See Remarks, Sump Pump(s)
Appliances	Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Other, Private Yard
Lot Description	Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Secluded, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

**Additional Information**

Date Listed                March 30th, 2025  
Days on Market        143  
Zoning                    CR1

**Listing Details**

Listing Office            Sutton Group Grande Prairie Pr



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