

# \$650,000 - Sw 16-79-07w6 None, Rural Saddle Hills County

---

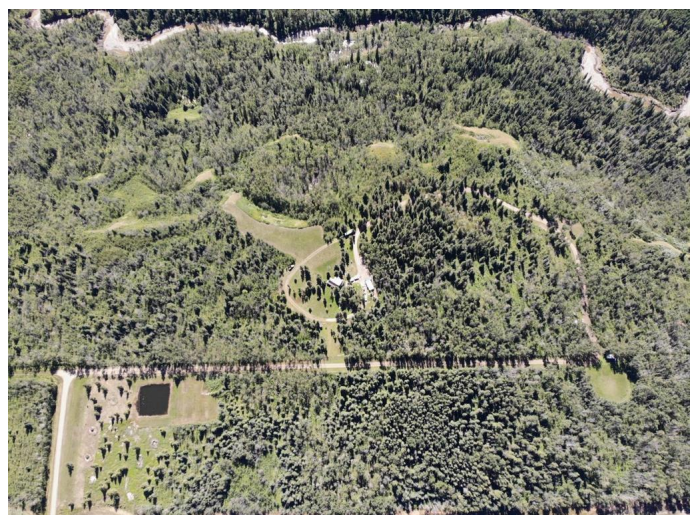
MLS® #A2178803

**\$650,000**

1 Bedroom, 1.00 Bathroom, 1,000 sqft  
Residential on 161.00 Acres

NONE, Rural Saddle Hills County, Alberta

The ultimate off-grid hunting and relaxation escape! 161 acres of treed land surrounding an immaculately manicured piece of heaven. This off-grid, property has complete privacy, being hidden behind a thick tree belt from the public access road. The driveway was gravelled last year and is in fantastic shape, as you enter to your right is a beautiful pond, continuing on you will see green spaces that have been landscaped for potential cabins or leisure activities. When you arrive at the cabin you will be in awe of the large cleared yard and front lawn overlooking the valley with no other civilization in sight. Are you looking for a self-reliant getaway? Youâ€™ll find it right here, the solar system is only a couple of years old and powers the cabin year-round. This one-bedroom cabin is 1000 Sqft of bliss including a tin roof, hot water on demand, washer, propane refrigerator and stove, and so much more!! Not only does the yard boast a spectacular view there is a crusher cone fire pit and a new horseshoe pit, multiple woodsheds, and storage sheds along with a brand new matching outhouse. This property has so much more than can be mentioned, book a viewing with your realtor of choice today. (Seller is related to selling agent.)



Built in 2016

## Essential Information

|                |                                       |
|----------------|---------------------------------------|
| MLS® #         | A2178803                              |
| Price          | \$650,000                             |
| Bedrooms       | 1                                     |
| Bathrooms      | 1.00                                  |
| Full Baths     | 1                                     |
| Square Footage | 1,000                                 |
| Acres          | 161.00                                |
| Year Built     | 2016                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | Acreage with Residence, Cottage/Cabin |
| Status         | Active                                |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | Sw 16-79-07w6 None        |
| Subdivision | NONE                      |
| City        | Rural Saddle Hills County |
| County      | Saddle Hills County       |
| Province    | Alberta                   |
| Postal Code | T0H 3G0                   |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 6                                                                  |
| Parking        | Carport, Driveway, Gravel Driveway, Parking Pad, RV Access/Parking |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Kitchen Island, Vaulted Ceiling(s)                 |
| Appliances        | Gas Stove, Instant Hot Water, Refrigerator, Washer |
| Heating           | Other, Propane, Wood, Wood Stove                   |
| Cooling           | None                                               |
| Fireplace         | Yes                                                |
| # of Fireplaces   | 1                                                  |
| Fireplaces        | Wood Burning Stove, Entrance                       |
| Basement          | None                                               |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard, Storage                                            |
| Lot Description   | Conservation, Landscaped, Lawn, Many Trees, Meadow, Native Plants, Private, Secluded, Wooded |

|              |              |
|--------------|--------------|
| Roof         | Metal        |
| Construction | Vinyl Siding |
| Foundation   | Piling(s)    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 299                |
| Zoning         | AG                 |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.