

# \$375,000 - 162078 Rr 31-3, Rural Starland County

MLS® #A2186915

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,334 sqft

Residential on 13.02 Acres

NONE, Rural Starland County, Alberta

Escape to the tranquility of country living with this beautifully updated 2-bedroom, 2-bathroom home nestled on 13.02 acres in Rural Starland County. Perfectly situated for families or professionals seeking a peaceful lifestyle, this property offers easy commutes to Drumheller and Hanna, blending rural serenity with convenient access to work and amenities. The home features a spacious country kitchen with a breathtaking view of the countryside, main floor laundry, jet bathtub, and a cozy family room adorned with a traditional wood-burning fireplace equipped with a gas starter for effortless warmth during chilly Alberta evenings. Recent renovations include newer windows and fresh flooring in key areas, ensuring modern comfort while retaining rustic charm.

Step outside to a serene and robust tree-lined yard where wildlife thrives—resident owls and various bird species make this a nature lover's paradise. The expansive property provides ample space and potential for horses or other livestock, and the fertile land is ideal for cultivating a large garden. Additional features include a heated 32'x32' garage/workshop and a versatile 40'x60' quonset, catering to various hobbies and storage needs.

Embrace the opportunity to live amidst Alberta's natural beauty while enjoying the comforts of a thoughtfully updated home. Whether you're looking to raise a family, indulge in equestrian pursuits, or simply relish in the quietude of rural life, this property offers



the perfect setting.

Built in 1939

### Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2186915                                  |
| Price          | \$375,000                                 |
| Bedrooms       | 2                                         |
| Bathrooms      | 2.00                                      |
| Full Baths     | 2                                         |
| Square Footage | 1,334                                     |
| Acres          | 13.02                                     |
| Year Built     | 1939                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 162078 Rr 31-3        |
| Subdivision | NONE                  |
| City        | Rural Starland County |
| County      | Starland County       |
| Province    | Alberta               |
| Postal Code | T0J 0T0               |

### Amenities

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Parking      | Double Garage Detached, Off Street, Driveway, Heated Garage |
| # of Garages | 6                                                           |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Jetted Tub                                          |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Wood Burning, Family Room, Gas Starter, Glass Doors, Mantle        |

|              |                      |
|--------------|----------------------|
| Has Basement | Yes                  |
| Basement     | Crawl Space, Partial |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard, Storage                        |
| Lot Description   | Garden, Treed, No Neighbours Behind, Pasture |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Frame, Wood Siding                      |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 9th, 2025 |
| Days on Market | 114               |
| Zoning         | CR                |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Harvest Real Estate |
|----------------|---------------------|

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