

# \$225,000 - 34375 Highway 872, Special Areas No. 2

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MLS® #A2239815

## \$225,000

3 Bedroom, 1.00 Bathroom, 1,520 sqft

Residential on 20.02 Acres

NONE, Special Areas No. 2, Alberta

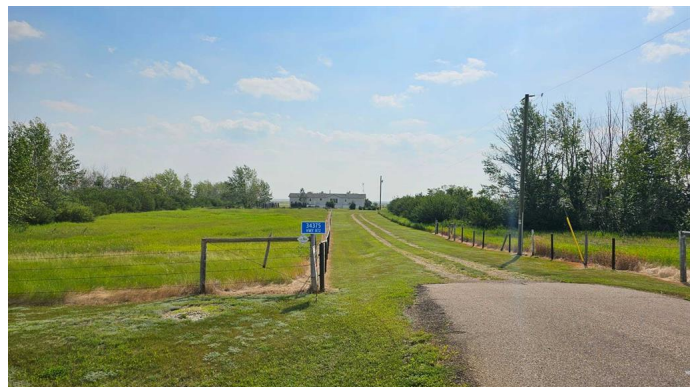
Gorgeous and serene, this awesome piece of land 20 acres is located south of Coronation 10 miles,. It has a 2002, 20x75 mobile with vaulted ceilings, three bedrooms and two bathrooms( one is an en suite). It has new shingles, vinyl siding, tied down, skirted and has a covered deck on the east side to view the rising sun while having a relaxing moment. Inside has an open concept kitchen, dining and living room with all appliances, large pantry, 2x6 walls with R22 insulation and R 40 in ceiling. Floor has R28 insulation. There is laminate flooring , carpet and a wood fireplace. The out buildings are metal clad and roofed, barn has three horse stalls, lots of penning, tons of grass, cross fenced, There's even a spot for a fire pit out of the wind to roast marshmallows or to enjoy an outdoor cookout. . There is a new well drilled in 1998 with the report showing 20 gallons per minute and good water . The pump house also has another well, can be used for watering the yard. This parcel is surrounded by plenty of trees for a great wind break and there are no neighbors close by but close enough if you need any help.

Built in 2002

## Essential Information

MLS® # A2239815

Price \$225,000



|                |                                      |
|----------------|--------------------------------------|
| Bedrooms       | 3                                    |
| Bathrooms      | 1.00                                 |
| Full Baths     | 1                                    |
| Square Footage | 1,520                                |
| Acres          | 20.02                                |
| Year Built     | 2002                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 34375 Highway 872   |
| Subdivision | NONE                |
| City        | Special Areas No. 2 |
| County      | Special Area 2      |
| Province    | Alberta             |
| Postal Code | T0C1C0              |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings                  |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood                                          |
| Cooling           | Wall/Window Unit(s)                                                                  |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Living Room, Wood Burning Stove                                                      |
| Basement          | None                                                                                 |

### Exterior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Rain Gutters                                                                                                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, Level, No Neighbours Behind, Views, Greenbelt, Many Trees, Pasture, Yard Lights |
| Roof              | Asphalt Shingle                                                                                                                                                                               |

|              |                         |
|--------------|-------------------------|
| Construction | Wood Frame, Wood Siding |
| Foundation   | Pillar/Post/Pier        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 30              |
| Zoning         | CR              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Sutton Landmark Realty |
|----------------|------------------------|

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