

\$325,000 - 40 Railway Avenue, Blue Ridge

MLS® #A2266829

\$325,000

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Residential on 1.21 Acres

NONE, Blue Ridge, Alberta

Acreage Living with Town Convenience â€”
Just Outside Blue Ridge

Enjoy the best of both worlds with this 1.21-acre property located right on the edge of Blue Ridge. This acreage offers the peace and space of country living with the convenience of town services â€” including town water and a septic system that pumps into the town sewer. Youâ€™ll love the pavement all the way to your driveway, with only the last 100 meters being gravel.

The 2008-built mobile home provides a spacious 1,520 sq. ft. of comfortable living space. Inside, youâ€™ll find 3 bedrooms, 2 full bathrooms, and a den â€” perfect for a home office or hobby space. The bright, open layout features a functional kitchen, generous dining area, and a welcoming living room ideal for family gatherings. A 10' x 14' sunroom extends your living space and offers the perfect spot to relax and enjoy the surrounding views year-round.

Outside, a 24' x 26' garage with radiant heat, concrete floor, and metal roof adds both practicality and value â€” great for vehicles, storage, or a workshop. The yard offers ample room for gardens, kids, and pets, with plenty of privacy and a true acreage feel.

This property combines small-town comfort, modern amenities, and country tranquility â€”



an ideal place to call home.

Built in 2008

Essential Information

MLS® #	A2266829
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	1.21
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

Community Information

Address	40 Railway Avenue
Subdivision	NONE
City	Blue Ridge
County	Woodlands County
Province	Alberta
Postal Code	T0E 0B0

Amenities

Parking	Additional Parking, Double Garage Detached, Heated Garage, RV Access/Parking
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Level, Low Maintenance Land
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	None



Additional Information

Date Listed	October 23rd, 2025
Days on Market	27
Zoning	Hamlet Residential

Listing Details

Listing Office	EXIT REALTY RESULTS
----------------	---------------------

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.