



**GRASSROOTS**  
REALTY GROUP

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78567 Range Rd 80  
Rural Saddle Hills County, Alberta

MLS # A2235434

**\$364,900**



|           |                                  |        |                   |
|-----------|----------------------------------|--------|-------------------|
| Division: | NONE                             |        |                   |
| Type:     | Residential/House                |        |                   |
| Style:    | 2 Storey, Acreage with Residence |        |                   |
| Size:     | 2,660 sq.ft.                     | Age:   | 1984 (41 yrs old) |
| Beds:     | 5                                | Baths: | 2                 |
| Garage:   | Triple Garage Detached           |        |                   |
| Lot Size: | 10.74 Acres                      |        |                   |
| Lot Feat: | Many Trees                       |        |                   |

|             |                              |            |                 |
|-------------|------------------------------|------------|-----------------|
| Heating:    | Forced Air, Natural Gas      | Water:     | Cistern, Dugout |
| Floors:     | Hardwood, Laminate, Linoleum | Sewer:     | Pump            |
| Roof:       | Metal                        | Condo Fee: | -               |
| Basement:   | None                         | LLD:       | 31-78-7-W6      |
| Exterior:   | Log                          | Zoning:    | RN + F          |
| Foundation: | Poured Concrete              | Utilities: | -               |
| Features:   | Open Floorplan               |            |                 |

Inclusions: N/A

Charming Rustic Log Home on 10.74 Acres &ndash; Just Minutes West of Spirit River! If you're looking for peace, space, and potential, this unique log home nestled just a few minutes west of Spirit River could be exactly what you've been waiting for. Set on 10.74 acres of beautiful countryside, this property offers the perfect blend of rustic charm and functional space&mdash;ideal for a small business, a growing family, or anyone looking to make a place truly their own. Inside, the home features 5 bedrooms and 2 bathrooms, with four bedrooms upstairs and one on the main floor, offering flexibility for large families or guest accommodations. A beautiful antique wood stove adds warmth and character to the heart of the home, creating a cozy, inviting atmosphere year-round. Outdoors, you'll find a detached 27' x 42' triple-car garage with a spacious loft above&mdash;perfect for a kids&rsquo; games room, a home gym, or extra storage. A massive 60' x 30' insulated Quonset with running water adds serious value for business use, hobby farming, or large equipment storage. This peaceful property offers endless possibilities for customization. Whether you're dreaming of a hobby farm, home-based business, or simply a quiet rural retreat, this home provides the space and foundation to build your future. Don&rsquo;t miss out on this rare opportunity to own a truly one-of-a-kind property with room to grow and make it your own!