



GRASSROOTS
REALTY GROUP

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162078 RR 31-3
Rural Starland County, Alberta

MLS # A2186915



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,334 sq.ft.	Age:	1939 (86 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Driveway, Heated Garage, Off Street		
Lot Size:	13.02 Acres		
Lot Feat:	Garden, No Neighbours Behind, Pasture, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Holding Tank, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub		

Inclusions: Furniture is negotiable

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.