



GRASSROOTS
REALTY GROUP

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10317 Township Road 512
Rural Minburn No. 27, County of, Alberta

MLS # A2242674



\$319,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	3.85 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Many Trees		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Holding Tank, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	9-51-10-W4
Exterior:	Aluminum Siding , Mixed	Zoning:	Agricultural
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: n/a

Escape to the peace and privacy of country living with this beautifully maintained 3.85-acre acreage near Innisfree, Alberta. Offering the perfect blend of space, comfort, and functionality, this property features a spacious 2007 mobile home with 3 bedrooms and 2 full bathrooms- ideal for families, retirees, hobby farmers, or anyone seeking an affordable rural lifestyle. Inside, you'll love the bright open-concept layout with a spacious kitchen, dining, and living area designed for both everyday living and entertaining. Large windows fill the home with natural light, while the covered deck creates the perfect outdoor space to relax, BBQ, or enjoy quiet Alberta sunsets. This versatile acreage is well-equipped with a massive 38' x 50' tarp shed, providing excellent storage for vehicles, RVs, equipment, or recreational toys. Several additional outbuildings add even more flexibility for workshop space, hobby use, animals, or extra storage. Located on a school bus route in a quiet rural setting (Local School district is Buffalo Trails and nearest school is in Mannville, AB), this property offers the peaceful lifestyle buyers are searching for while still being close to amenities. Just minutes from the Village of Innisfree, banking, post office, 24-hour convenience store, and gas station. Conveniently situated within commuting distance to Vegreville and Vermilion, and only 1.5 hours east of Edmonton. Whether you're looking for your first acreage, a move-in-ready country home, or a peaceful Alberta retreat with room to grow, this property offers exceptional value and endless potential.