



GRASSROOTS
REALTY GROUP

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200051 32-0 Township
Rural Starland County, Alberta

MLS # A2296427



\$775,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,344 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	11.40 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Level		

Heating:	Central, High Efficiency, In Floor Roughed-In, Forced Air, Propane	Water:	Other
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	Pump
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub, Storage, Suspended Ceiling, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Sea Can(s)

Escape to country living with this beautiful 11-acre property, perfectly set up for horse enthusiasts! This well-maintained 1,344 sq ft home, built in 2008, features a fully developed walkout basement and offers 5 spacious bedrooms and 3 bathrooms. The large primary suite includes a private 4-piece ensuite, creating a comfortable retreat at the end of the day. The walkout basement provides additional living space and easy access to the outdoors—ideal for family living or entertaining. Outside, this property truly shines with a 60x140 shop/barn complete with a riding arena, corrals, and ample space for your horses and equipment. Whether you're an equestrian enthusiast or simply looking for space and privacy, this setup is ready to go. Conveniently located just 20 minutes from Drumheller and 40 minutes to Stettler, you can enjoy peaceful rural living without sacrificing access to nearby amenities. A rare opportunity to own a fully equipped acreage with unbeatable views.