



**450109 Range Road 261
Rural Foothills County, Alberta**

MLS # A2297934



\$775,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,320 sq.ft.	Age:	-
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Quad or More Detached		
Lot Size:	8.21 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	26-19-4-W4
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	CRES
Foundation:	Block	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: None

A well-maintained 8.21 acreage. This property offers practical rural living between Herronton and Blackie. Located approximately 8 km from paved Highway 23, the setting provides privacy, space, and a quiet country lifestyle while still being within reasonable reach of nearby communities. The 1,260 sq. ft. bungalow has seen thoughtful updates over the years, including the removal of a wall to create a more open kitchen and dining layout. Flooring has been updated within the past five years. The home offers four bedrooms (two up and two down), one full bathroom and one half bath, along with a developed basement featuring a family room and cold storage area. While functional and well cared for, the home presents an opportunity for buyers to upgrade to their liking. A large garden area offers space to grow your own vegetables, complemented by the cold room in the basement for convenient storage. Outbuildings are a key feature of this property, offering flexibility for equipment storage, hobby farming, or small business contractor use. A mature shelterbelt provides privacy and wind protection, and the yard site reflects consistent care and maintenance.