



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

200075 Twp Rd 302  
Rural Starland County, Alberta

MLS # A2308741



**\$849,900**

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                    |        |                   |
| Type:     | Residential/House                                                       |        |                   |
| Style:    | Acreage with Residence, Bungalow                                        |        |                   |
| Size:     | 2,501 sq.ft.                                                            | Age:   | 1952 (74 yrs old) |
| Beds:     | 4                                                                       | Baths: | 3                 |
| Garage:   | Triple Garage Attached                                                  |        |                   |
| Lot Size: | 27.27 Acres                                                             |        |                   |
| Lot Feat: | Landscaped, Lawn, Many Trees, No Neighbours Behind, Pasture, Seasonal V |        |                   |

|             |                                                                             |            |                              |
|-------------|-----------------------------------------------------------------------------|------------|------------------------------|
| Heating:    | Forced Air, Natural Gas                                                     | Water:     | Public                       |
| Floors:     | Carpet, Vinyl                                                               | Sewer:     | Holding Tank, Open Discharge |
| Roof:       | Asphalt Shingle                                                             | Condo Fee: | -                            |
| Basement:   | Full                                                                        | LLD:       | 12-30-20-W4                  |
| Exterior:   | Mixed, Vinyl Siding, Wood Frame                                             | Zoning:    | AG                           |
| Foundation: | Poured Concrete, Wood                                                       | Utilities: | -                            |
| Features:   | Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows |            |                              |

**Inclusions:** Anything left on possession day

Nestled on a beautifully maintained and fully fenced acreage, this exceptional hobby farm offers the perfect blend of peaceful country living and everyday convenience. Located just 5 minutes from town, you can enjoy the privacy and space of rural life without sacrificing quick access to amenities, schools, and services. The property features a spacious 5-bedroom, 3-bathroom home with a fully developed basement. Recently updated throughout, the home showcases new flooring and new quartz countertops, along with a new hot water tank and new furnaces for added efficiency and peace of mind. Warm and inviting, the home is perfectly positioned to capture incredible sunrises and sunsets, offering sweeping countryside views that change beautifully throughout the day. Designed with livestock and equestrian use in mind, the acreage is thoughtfully set up with cross-fencing and corrals. The property also includes a well-appointed heated horse barn with a tack room, providing ample space for horses, feed, and equipment. The fenced pasture is further enhanced with animal shelters and two dugouts, making it highly functional for year-round livestock care. A separate heated shop adds exceptional versatility &mdash; ideal for projects, storage, mechanical work, or a year-round workspace. Adding to the property's appeal is the convenience of municipal water service, offering a reliable year-round supply and added peace of mind. With extensive infrastructure, modern updates, and endless potential, this turnkey acreage is perfectly suited for horse lovers, hobby farmers, or anyone seeking a quiet rural lifestyle just minutes from town.