



**79530 Range Road 125**  
**Rural Saddle Hills County, Alberta**

**MLS # A2309166**



**\$529,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	9.95 Acres		
<b>Lot Feat:</b>	Lawn, No Neighbours Behind, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	31-79-12-W6
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Located in the peaceful community of Bonanza within Saddle Hills County, this 9.95 acre property offers privacy, beautiful views, and a functional country lifestyle at the end of a quiet dead-end road. Surrounded by farmland and open countryside, the property is conveniently located close to the local school, store, and community centre, while also being connected to the municipal water supply! This two storey 4 bedroom, 2 bathroom home features a bright and practical layout with a spacious kitchen offering clean white cabinetry, stainless appliances, large pantry and a reverse osmosis water filtration system! The peninsula seating is open to the dining and living areas. Patio doors off the dining room lead to an elevated deck overlooking the mature yard. Recent updates include brand new kitchen countertops, refreshed cabinetry, and fresh neutral paint throughout the main floor. The main floor holds the primary bedroom, an additional bedroom, and a full bathroom with new tub surround and upstairs laundry for convenience! The lower level offers two more bedrooms, an updated bathroom, a large rec room, and dedicated storage space. Outside, the property is well set up with mature lawn and trees, a treehouse, an insulated and heated 28x48 detached shop with concrete floor and newer natural gas heater, plus a large machine shop with attached lean-to for additional storage. A well-rounded acreage offering space, privacy, and excellent utility in a quiet rural setting! Call the agent of your choice for a private viewing today!