



**32040 740 Township
Teepee Creek, Alberta**

MLS # A2312501



\$565,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,235 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Gravel Driveway, RV Access/Parking, RV Garage, Triple C		
Lot Size:	10.01 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	3-74-3-W6
Exterior:	Veneer	Zoning:	CR2
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Negotiable

Escape the hustle and bustle and embrace the serene country lifestyle at this newer 3-bedroom, 2-bathroom home, perfectly positioned on 10.01 acres for farm lovers and those seeking tranquillity just outside of town. Built in 2022, the modern residence sits on steel piles, offering a spacious, light-filled interior. The master bedroom at one end with a built-in fireplace (built for easy removal without damage), ensuite with walk in shower and walk-in closet. The other two bedrooms are at the opposite end, one with a walk-in closet, and a main bath to complete. Open living, kitchen and dining with access to the deck to sit, relax and enjoy the peace. Open views across the pasture—providing ample grass for horses and livestock. The property’s equestrian credentials are truly outstanding, featuring a horse shelter, tack room, four chicken coops, two storage sheds, an automatic heated waterer, and a handy dugout. With a 30’x50’ pole shop (16’ ceiling, gravel ready for a concrete slab, mezzanine-ready screw piles, and buried electrical) and a charming 12’x12’ lofted cabin awaiting to be completed inside (with wood stove and RV hookup), this property delivers superb versatility and income potential—boarding horses, hatching chicks, selling farm eggs and more. A circular driveway offers parking for multiple vehicles, perfect for visitors and horse trailers. The water well is among the best in the county, tested and providing drinking water at an impressive 212 gpm. Bordering over 25km of crown land trails—ideal for riding, ATV adventures, and hunting. Just a mile from the local indoor teepee horse arena. The home is also equipped with a life breath ventilation system, heat taped pipes, ready for solar power, as well as hundreds of seedlings planted along the west bush line. On a peaceful dead-end road, this

is rural living at it’s best.