



**10504 794 Township
Rural Saddle Hills County, Alberta**

MLS # A2320337



\$680,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	960 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	153.55 Acres		
Lot Feat:	Gentle Sloping, Pasture, Wooded		

Heating: Forced Air

Water: Cistern, Public

Floors: Carpet, Linoleum

Sewer: Lagoon

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: 30-79-10-W6

Exterior: Vinyl Siding

Zoning: AG

Foundation: Piling(s)

Utilities: Propane

Features: Ceiling Fan(s), No Smoking Home

Inclusions: Outbuildings

Imagine owning your own private 155-acre playground in the heart of Saddle Hills County. Ride horses through winding trails, harvest your own hay, enjoy abundant wildlife, and unwind in complete privacy—all while having the convenience of a comfortable home, shop, and outbuildings already in place. This versatile Gordondale-area property is the perfect blend of country living, recreation, and future potential. 34 min from Dawson Creek, B.C., 33 min to Spirit River, AB. The well-maintained 2005 mobile home features 2 bedrooms, 1 bathroom, and an attached mudroom, providing comfortable year-round living. Outside, you'll find a large shop, pole barn with tack room, and approximately 20 acres of productive hay land. Nature lovers and outdoor enthusiasts will appreciate the abundance of mature trees, established riding and recreational trails throughout the property, and excellent wildlife habitat. Located in WMU 359, this quarter section offers outstanding opportunities for hunting, horseback riding, ATVing, and year-round outdoor recreation. An added bonus is the second building site on the property, which previously serviced a residence and still offers the potential for future development, with former power, natural gas, water, and sewer services in place. A rare opportunity to own a diverse quarter section combining agricultural potential, recreational enjoyment, and future development possibilities—all in a beautiful and private rural setting.