



226096 72 Street E
Rural Foothills County, Alberta

MLS # A2321724



\$875,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,068 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	4.65 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Many Trees, Private, Rectangular Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate	Sewer:	Septic System
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	1-22-29-W4
Exterior:	Concrete, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: *

Affordable Country Living on 4.65 Acres Looking for the perfect starter acreage? This affordable 4.65-acre country property offers outstanding value and all the essentials for rural living. Situated on a beautifully treed parcel with mature shelterbelts, this property provides privacy, space, and endless potential for families, hobby farmers, or anyone looking to escape the city. The fully finished bungalow, built in approximately 1975, offers a practical and comfortable layout with 3+1 bedrooms and 2 bathrooms. The walk-up basement adds convenience and flexibility, making it ideal for a growing family, home office, or recreation area. Outside, you'll find exceptional utility and storage with a 1,700 sq. ft. detached shop, perfect for mechanics, contractors, hobbyists, or storing equipment and toys. A 300 sq. ft. barn provides additional space for small livestock, storage, or hobby farm activities, while the double detached garage offers sheltered parking and extra workspace. The mature yard site features established trees, open pasture areas, and plenty of room for gardening, animals, RV parking, or future improvements. Whether you're looking to enter the acreage market for the first time or searching for a property with room to grow, this is an excellent opportunity to build equity and enjoy the country lifestyle. Features Include: Affordable 4.65-acre starter acreage Fully finished bungalow (circa 1975) 3+1 bedrooms 2 bathrooms Walk-up basement 1,700 sq. ft. detached shop 300 sq. ft. barn Double detached garage Mature shelterbelts and private yard site Room for animals, gardens, and recreational vehicles Excellent value with endless potential A rare chance to own an affordable acreage with great bones, useful outbuildings, and plenty of room to make it your own. Bring your ideas and enjoy the rewards of country living (.ALL OFFERS

PRESENTED June 27th 6:00pm)