



**233022 Range Road 161
Mundare, Alberta**

MLS # A2322856



\$619,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,800 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	1
Garage:	RV Access/Parking, Triple Garage Detached		
Lot Size:	13.33 Acres		
Lot Feat:	Farm, Many Trees, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Other	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	Electricity, Sewer Connected, Water
Features:	Storage		

Inclusions: Furniture could be included

Set on 13.33 private acres in Lamont County, this charming country estate offers the warmth, character, and functionality of a true historic farmstead. Built in 1947, the well-maintained farmhouse provides approximately 1,800 sq. ft. of above ground living space with an additional 900 sq.ft. of space in the basement. The main floor features a spacious living and dining room, large country kitchen, primary bedroom with walk-in closet, guest bedroom, three-piece bathroom, and practical utility/mud room. Upstairs are two additional bedrooms, a dressing room/flex space, desk or office area, and a small reading or play room, while the basement offers a large laundry area with cold storage, recreation room, furnace/storage area, and additional cold storage. Recent upgrades include a 2023 hot water tank and high-efficiency furnace, helping make the home cozy, warm, and inviting. A long driveway sets the home well back from the road, leading through an elegant treed corridor into a private, sheltered yard site. Mature caraganas, spruce, cottonwoods, and lilac bushes encircle the property, providing excellent privacy, wind protection, and shelter from winter snow drifting. The yard is open, functional, and well laid out, with an impressive collection of outbuildings suited for storage, livestock, hobby farming, and equipment. Improvements include a large barn measuring approximately 50' x 30', a metal quonset measuring approximately 96' x 40', an over height garage measuring approximately 32' x 26' with an 11' height, a three-car garage measuring approximately 35' x 24', and a two-car garage measuring approximately 20' x 26'. There is also an additional barn measuring approximately 20' x 60' with a 14' x 60' lean-to, along with a chicken barn and an 8' x 12' enclosed shed tucked away from the main yard. Several of the outbuildings are plumbed for natural gas, and many

have electricity, adding to the property's practicality. The original milking barn remains in excellent condition with strong bones and continued utility, preserving the farm's historic character while still offering functional use. The land includes several pasture areas and paddocks with lush grass, providing room for goats, sheep, horses, chickens, pigs, or other hobby farm uses. With fencing, shelter, storage, and livestock infrastructure already in place, the property is well suited for those looking to enjoy a manageable country lifestyle. Located only approximately 45 minutes from Sherwood Park and offering easy highway access toward Lloydminster, this is a dream country estate: quaint and historic, yet well maintained, private, and highly functional. *Interior photos have been edited using AI to remove personal items and clutter.