



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**126 2 Street N
Huxley, Alberta**

MLS # A2323328



\$650,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,349 sq.ft. | Age: | 1940 (86 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Parking Pad, RV Access/Parking, Single Garage Detached | | |
| Lot Size: | 9.88 Acres | | |
| Lot Feat: | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lev | | |

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|--------------------|---|-------------------|---------------------------|
| Heating: | Boiler, Forced Air, Natural Gas, Wood, Wood Stove | Water: | - |
| Floors: | Laminate, Other, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Wood Frame | Zoning: | Hamlet Residential and AG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, Storage, Sump Pump(s), Vinyl Windows | | |

Inclusions: n/a

A sanctuary wrapped in natural beauty — welcome to 126 2 St N in Huxley — a charming hamlet on the north edge of Kneehill County, where prairie skies stretch endlessly and life feels a little lighter.. This timeless 1940s farmhouse, elevated with a modern addition, delivers luxury, warmth, and everyday functionality. Inside, enjoy a spacious foyer, main floor laundry, three bedrooms, and a sun-filled living room with in-floor heat and a wood stove. The farmhouse kitchen anchors the home with charm and practicality. Outside, the property unfolds into a full rural retreat: decks, patios, pergolas, ponds, and an incredible spread of perennials, fruit trees, berry bushes, vegetables, and mature trees. Add in the quaint barn, chicken coop, sheds, garage, paddocks with water, and a broke field, and you’ve got a lifestyle property that truly has it all. With endless prairie views and nature at every turn, this is the kind of place people dream about — and rarely find.