



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

201043 Township Road 342
Rural Starland County, Alberta

MLS # A2326009



\$525,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,723 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door C		
Lot Size:	3.00 Acres		
Lot Feat:	Many Trees, Square Shaped Lot		

Heating: Forced Air, Natural Gas, Other

Floors: Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Piling(s)

Features: Breakfast Bar, Ceiling Fan(s), See Remarks, Vaulted Ceiling(s)

Water: Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 11-34-20-W4

Zoning: A

Utilities: -

Inclusions: Window Blinds, Curtains and Rods in Living Room, Hot Tub (as is), 2 Sheds, Water Tote (in shed), Chicken coop (as is-excluding auto door), 2 Rain Barrels, Dog House (insulated with heated dog mat), Shop Washer (as is).

Welcome to your own private country retreat! Situated on a beautifully landscaped 3-acre parcel just $\frac{12}{100}$ mile off pavement, this exceptional property offers peaceful rural living with convenient access, located approximately 30 minutes from Stettler, Trochu, and Drumheller. The bright and spacious 3-bedroom, 2-bathroom home is thoughtfully designed with a large mudroom entrance featuring laundry, a wash sink, and plenty of practical storage. The open-concept kitchen, dining, and living area is filled with natural light and features a skylight, raised breakfast bar, abundant cabinetry, and counter space, making it perfect for everyday living and entertaining. The oversized living room offers large windows that capture the incredible countryside views, along with a cozy gas stove for added warmth and ambiance. The primary bedroom includes a private 3-piece ensuite with additional storage and walk-in closet. Step outside and experience everything this incredible acreage has to offer. Relax in the hot tub while taking in the breathtaking rolling hill views and spectacular Alberta sunsets or gather with family and friends around a fire under the stars. The perimeter is fenced, with an additional fenced pasture area. A natural poplar bluff filled with wild Alberta roses attracts local wildlife, while four rows of irrigated shelter belt plantings—including lilacs, willows, poplars, deciduous and coniferous trees—create a picturesque setting. You'll also appreciate the irrigated perennial gardens surrounding the home, a productive vegetable garden, chicken coop, insulated doghouse, and lean-to animal shelter. The impressive, heated shop/garage is a dream for hobbyists and tradespeople alike, complete with 220-volt wiring, floor drain, hot and cold water, ceiling fans, workbench, raised storage, and an exterior 30-amp RV plug. An additional powered

storage shed with shelving provides even more space for tools and equipment. Whether you're looking for a hobby farm, room for animals, a place to work on projects, or simply a peaceful country lifestyle, this beautifully maintained acreage offers the perfect balance of comfort, functionality, and natural beauty.