



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

61016 Range Road 222
Rural Thorhild County, Alberta

MLS # A2331403



\$695,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,505 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	129.98 Acres		
Lot Feat:	Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-61-22-W4
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: Fridge (as is), security system (no monitoring).

Discover the perfect blend of comfort, privacy, and opportunity with this beautiful 129.98-acre rural property located in Thorhild County. Built in 2009, this well-maintained 1,500 sq. ft. home offers 3 bedrooms and 2 bathrooms, making it ideal for families or anyone looking to enjoy country living. Inside, you'll find warm hardwood and ceramic tile flooring, a functional open-concept kitchen and living room, and the convenience of main-floor laundry. Step outside to the covered deck, the perfect place to relax and take in the peaceful surroundings. The unfinished basement provides endless possibilities for future development, already roughed in for a washroom and a cold room; whether you envision additional living space, a recreation room, or extra storage. The property is serviced by a private well and septic system. It also includes a Quonset that was built in 2014 that offers excellent space for quads, skidoos, tools, extra storage, or vehicles. With nearly 130 acres of land, there is ample room for animals, recreation, or simply enjoying the privacy and beauty of rural living. If you've been searching for a spacious country property with breathing room, some space to ride your off-road vehicles, or seeking solitude, this exceptional property is one you won't want to miss. The sellers are motivated and a quick possession can be offered.