



GRASSROOTS
REALTY GROUP

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621088 RGE RD 53 NE
Fort Assiniboine, Alberta

MLS # A2333492

\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,152 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	60.00 Acres		
Lot Feat:	Irregular Lot, Many Trees, No Neighbours Behind		

Heating:	Central, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-62-5-W5
Exterior:	Log	Zoning:	A
Foundation:	Poured Concrete	Utilities:	Electricity Paid For
Features:	No Animal Home, Vaulted Ceiling(s)		

Inclusions: none

Escape to your own private retreat on 60 breathtaking acres. Perched atop a scenic hill, this stunning log home offers panoramic meadow views, soaring vaulted ceilings, and a floor-to-ceiling double-sided stone fireplace that creates the perfect blend of warmth and charm. Large windows fill the home with natural light, while the expansive wrap-around deck provides the ideal place to relax and take in the beauty of the countryside. Thoughtfully updated, the home features a fully developed basement (2026), 2 new furnaces with A/C (2019), and a new roof (2023). Outside, enjoy a covered and screened concrete patio with a fire pit, plus a 40x60 heated shop with compressor and mezzanine office, a 22x24 garage, powered tack shed, greenhouse, spring-fed waterer, and 2 dugouts. Located minutes from Fort Assiniboine and the Sandhills horse staging area, this exceptional property offers privacy, functionality, and endless opportunities for recreation, or country living.