



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

80102 Hwy 725
Rural Saddle Hills County, Alberta

MLS # A2337237



\$779,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	1,236 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Propane	Water:	Dugout, Public
Floors:	Carpet, Vinyl Plank	Sewer:	Lagoon
Roof:	Asphalt Shingle	Near Town:	Spirit River
Basement:	Full	LLD:	8-80-8-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	ICF Block	Utilities:	Electricity Connected, Propane
Features:	Kitchen Island, Laminate Counters, Storage, Vinyl Windows		

Major Use: Calf, Cow, Hay, Mixed, Pasture

If you've been looking for a property that gives you room to work, room to breathe, and plenty of possibilities, this Blueberry Mountain acreage deserves a closer look. Set on 157.84 acres in Saddle Hills County, this quarter section combines a comfortable country home with a well-established livestock setup. The land is fenced and cross-fenced, with multiple dugouts, animal shelters, a tack shed, hay land, and a creek running through the property. A detached shop with wood heat and a greenhouse add even more functionality. Mature shelterbelt trees around the homesite create a private setting, while Crown land bordering the south and west sides gives you even more space to enjoy. 120 acres is farmable land. The home has seen important improvements over the years, including the original main floor being moved onto an ICF foundation in 2006. Inside, the layout offers a large country kitchen with a movable island, a spacious living room, and an oversized entry that is well suited to rural life. There are three bedrooms and two updated bathrooms, each with a modern walk-in shower. One of the bedrooms is currently set up as a laundry room, but the original laundry hookups remain in the entry, making it a straightforward change if you want the third bedroom back. The basement is currently unfinished and ready for your ideas. Large windows provide plenty of potential for additional living space and a future fourth bedroom. A wood stove adds another heat source along with the furnace. Outside, the fenced front yard and gated access provide a defined private space around the home, and the elevated deck is an ideal spot to take in the quiet surroundings. The property has a dugout water system with filtration already installed. Newer windows, exterior doors, and shingles round out some of the major updates. This is a property that can work for a variety of country

lifestyles, whether you're operating cattle, looking for additional hay land, or simply want the freedom that comes with owning a large piece of land. With the combination of acreage, infrastructure, Crown land access, and a home with room to grow, there is plenty here to make your own. Book your private showing and come see what this Blueberry Mountain property has to offer. Seller is licensed REALTOR® in the province of Alberta.