



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

340044 Range Road 215
Rural Starland County, Alberta

MLS # A2343099



\$449,950

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,096 sq.ft.	Age:	1951 (75 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	12.96 Acres		
Lot Feat:	Cleared, Few Trees, Garden, No Neighbours Behind, Secluded		

Heating:	Combination, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Holding Tank, Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	6-34-21-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Separate Entrance		

Inclusions: n/a

Leave the city behind and enjoy peaceful country living on this private 12.96-acre property in Starland County. The four-bedroom, (one bedroom upstairs requires a wardrobe) two-bathroom home features an attached double garage, along with a heated 1,500-square-foot workshop that offers plenty of space for projects, equipment, or storage. Inside, the home offers an open-concept kitchen, dining, and living area, convenient main-floor laundry, and bathrooms on both the main level and in the basement. Numerous improvements have been completed in recent years. Updates include basement windows and select main-floor windows, new flooring throughout the main living areas and bedrooms, underground power service, new hot-water tanks, and a heater in the workshop—all completed in 2024. Both bathrooms were renovated in 2025. Most recently, a spacious and functional south-facing deck was added, and new siding was completed in September 2026. Move-in ready and filled with possibilities, this is a wonderful place to raise a family, keep animals, and enjoy the privacy and space of country living. Come take a look!