



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

334094 Range Road 210
Rural Starland County, Alberta

MLS # A2347359



\$749,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	2,136 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	33.17 Acres		
Lot Feat:	Gentle Sloping, Irregular Lot, Pasture, Private		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Near Town:	Rumsey
Basement:	Full	LLD:	36-33-21-W4
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Major Use: Pasture

Welcome to this beautiful 33.17-acre property featuring a newer 2,136 sq. ft. home with plenty of potential to make it your own. With a few finishing touches needed, this property offers an excellent opportunity for those looking for acreage, livestock, and the freedom of country living. The fenced and cross-fenced pasture is ready for livestock and features two dugouts, some trees for shelter, and two stock waterers. There is also a 30x32 barn with a few stalls and a tack room, along with a brand-new roof installed in 2026. A 20x23 detached garage is also included and needs a little love. The home offers a spacious and functional layout with quality construction features, including in-floor heating, R-27 insulation, and triple-glazed Low-E glass windows for added comfort and energy efficiency. The walkout basement provides a clean slate for you to finish and customize to suit your needs. Upstairs, you'll find beautiful hardwood flooring and a bright, open-concept kitchen, dining, and living area filled with natural light from the abundance of large windows. The kitchen offers plenty of cupboard and counter space, a gas cooktop, built-in oven, and a large walk-in pantry. The spacious dining area has room for a large dining table, while patio doors lead directly to the generous east-facing deck—perfect for enjoying your morning coffee, hosting a BBQ, or taking in the peaceful surroundings. The large living room is a comfortable gathering space and features a cozy wood-burning fireplace. The primary bedroom offers a great view, a large walk-in closet, and a beautiful ensuite complete with an air-jetted tub overlooking the outdoors and a double vanity. Two additional bedrooms, laundry, and two more bathrooms complete the main floor. There is also an attached 24x26 garage that needs some concrete work to finish it up. Whether you're looking to raise cattle,

horses, or other livestock, or simply want to enjoy the space and privacy that country living provides, this property has loads of potential. With some finishing touches to the home and yard, this could be the acreage you've been looking for.