

# \$574,900 - 81035 Rr83, Rural Saddle Hills County

MLS® #A2207741

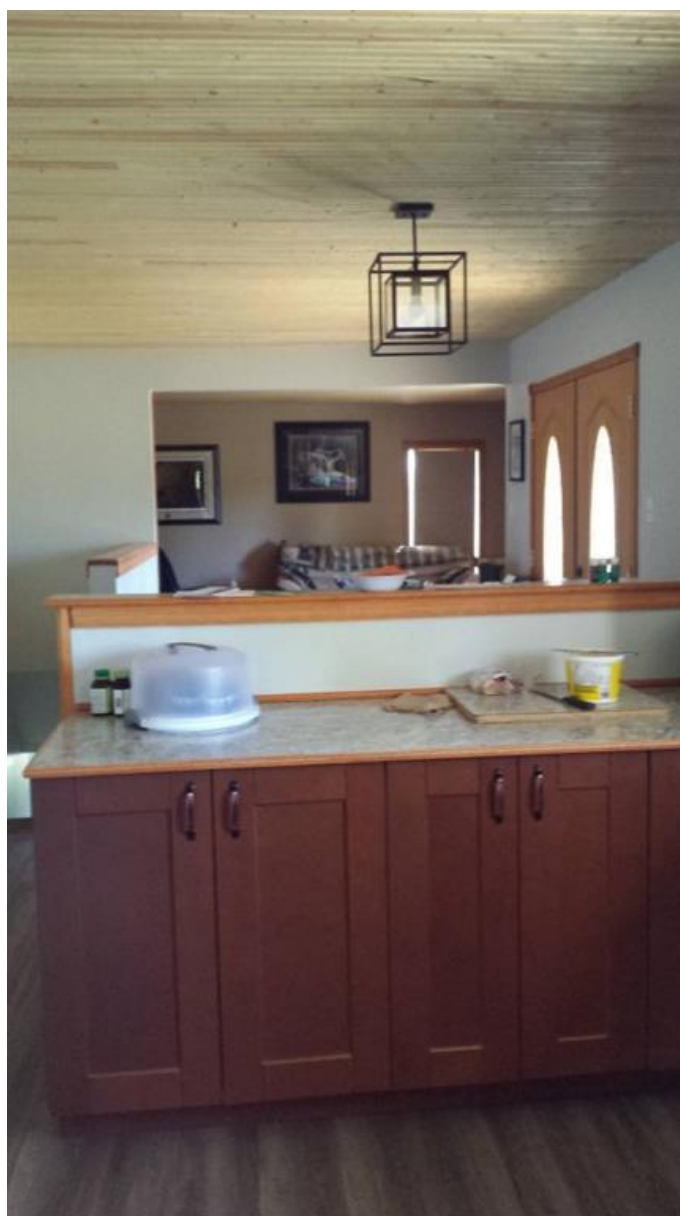
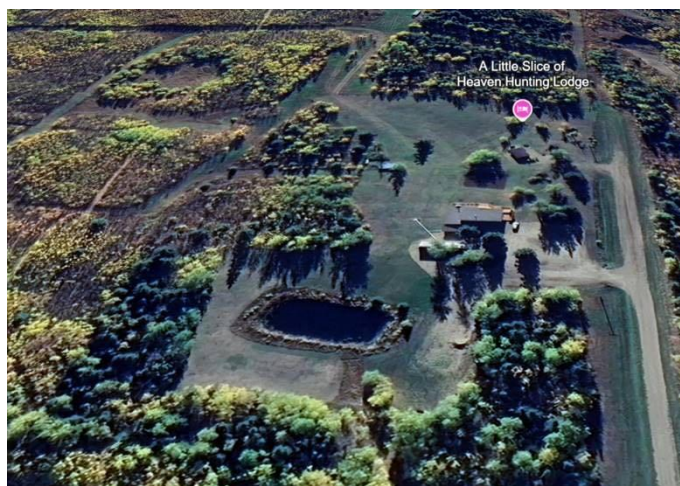
**\$574,900**

4 Bedroom, 2.00 Bathroom, 1,266 sqft

Residential on 80.00 Acres

NONE, Rural Saddle Hills County, Alberta

THIS, PRIVATE, 80 ACRE parcel that backs onto the creek & a green zone is only half hour from Spirit River & paved most of the way! Sitting at the end of a quiet non-through road, this acreage is an excellent hunting area with tons of trails throughout & used to operate as a hunting lodge & bed & breakfast! The 4 bedroom, 2 bathroom bungalow has newer kitchen cabinets, countertops, vinyl plank flooring, bathroom fixtures and a main floor laundry room with front load washer/dryer, laundry sink, built in broom closet & large pantry! More bonuses include a new breaker panel, a/c, high efficiency furnace & plumbing through the entire house! Natural gas was run to the property in the fall of 2024. This cozy home also features a wood fire place, open kitchen, dining room and living room! The basement is mostly developed with 2 large bedrooms, 3 pc bathroom, family room & cold storage. Watch wildlife, listen to the birds & enjoy the south facing sun all day long on the 100' wrap around deck! Included on the property is a small detached garage & a large garden area! 35-40 acres fenced. Fridge, gas stove, washer, dryer & a/c unit stay. Please call today for your private tour!



## Essential Information

MLS® # A2207741

Price \$574,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,266
Acres	80.00
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	81035 Rr83
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 3G0

### **Amenities**

Parking	Driveway, Owned, RV Access/Parking, Unpaved
---------	---

### **Interior**

Interior Features	Kitchen Island, Pantry, See Remarks, Sump Pump(s)
Appliances	Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

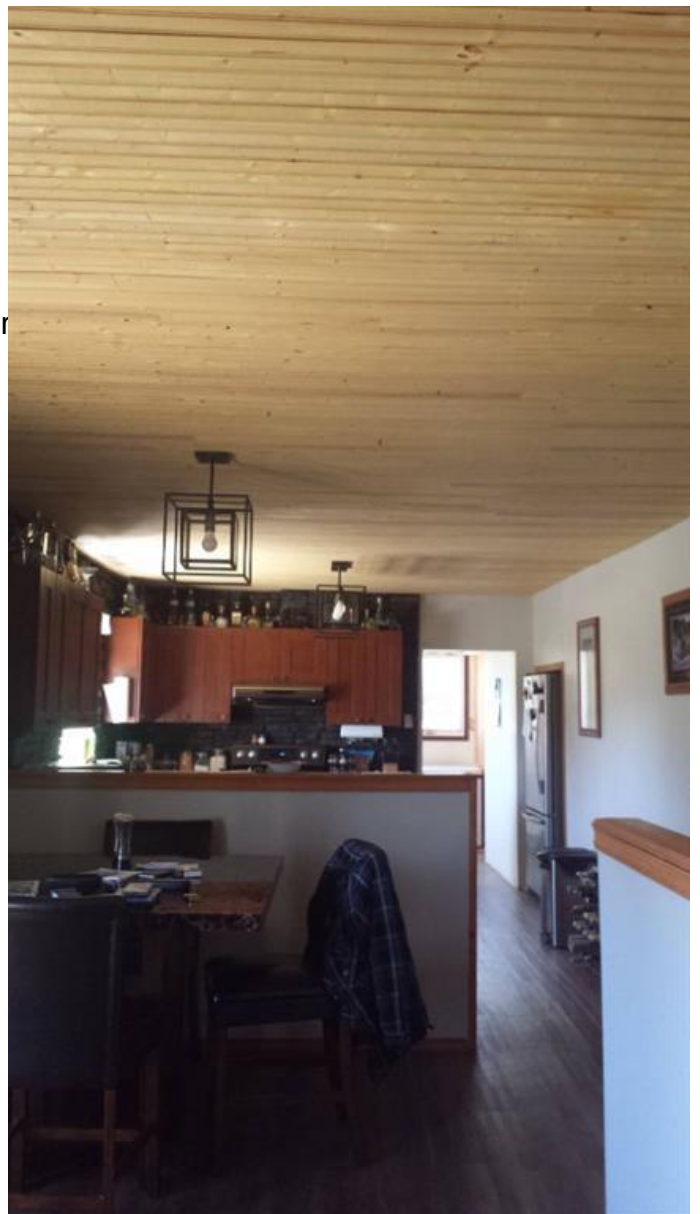
Exterior Features	Garden, Other, Private Yard
Lot Description	Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Secluded, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	March 30th, 2025
Days on Market	85
Zoning	CR1

## Listing Details

Listing Office	Sutton Group Grande Prairie Pr
----------------	--------------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.