

\$719,000 - 49425 870 Highway, Rural Minburn No. 27, County of

MLS® #A2229743

\$719,000

3 Bedroom, 3.00 Bathroom, 1,289 sqft
Residential on 26.14 Acres

NONE, Rural Minburn No. 27, County of, Alberta

Welcome to this exceptional multi-residence property offering the perfect blend of rural tranquility and timeless character, located 10 minutes from Innisfree on the paved secondary Hiway 870 . Set on 26.14 picturesque acres, this unique opportunity features a solid 1967 bungalow, a stunning 2009 custom-built log cabin, and an abundance of usable land and outbuildings. The original 3-bedroom bungalow offers classic comfort with a functional layout, large triple pane windows for natural light, and plenty of potential for personalization. A spacious screened-in porch provides the perfect spot for morning coffee, evening relaxation, or bug-free summer dining. Step out onto the home's private deck, ideal for outdoor entertaining or soaking in the serene surroundings. Steps to a private hot tub and large yard area - perfect for kids and pets to roam! Built in 2009, the log cabin is crafted from impressive 12" diameter red pine logs, and is a true showpiece. Designed with rustic elegance and warmth, it features a cozy wood burning stove for year-round comfort, in-floor heat, rustic reclaimed wood floor, open-concept living space with soaring ceilings, and hand-crafted log details throughout. Upstairs, a loft-style queen bedroom offers a peaceful retreat and could easily double as a bright art studio or home



office. The cabin also includes its own expansive deck, perfect for enjoying morning coffee, sunsets, or entertaining guests in a tranquil setting. With its charm and privacy, the cabin offers excellent potential as an Airbnb, hunting lodge, or weekend retreat for small business gatherings or wellness workshopsâ€”a truly versatile space with endless possibilities. The cabin is totally self contained with its own septic tank & holding tank and water holding tank. The property features 2 wells for ample water supply including water bowls for horses or cattle and a hydrant in the barn. The functional barn (12mx18m) is perfect for horses, livestock, or storage or can be customized for your particular needs. A Spacious Quonset (12M long) for equipment, workshop, or seasonal storage. A double heated garage (7mx 9m) can be used for toy storage or convert to a workshop. The property is ideal for hobby farming, recreational use, or peaceful country living with Ample room for gardens, chickens, or future expansion. Whether you're a homesteader, investor, or looking for a tranquil lifestyle retreat, this property delivers versatility, beauty, and solid value. Donâ€™t miss this one-of-a-kind rural haven â€” schedule your private showing today! The local Village of Innisfree offers a Kindergarten-grade 12 school, a convenience store with gas station, banking, postal service and a short commute to major centers including Vegreville, Vermilion and Edmonton. There are 2 recreation areas with lakes within 20 minutes and 4 area golf courses within a short drive.

Built in 1967

Essential Information

MLS® #	A2229743
Price	\$719,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,289
Acres	26.14
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	49425 870 Highway
Subdivision	NONE
City	Rural Minburn No. 27, County of
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 2G0

Amenities

Utilities	Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	15
Parking	Additional Parking, Double Garage Detached, Front Drive, Garage Door Opener, Gravel Driveway, Parking Pad, RV Access/Parking, Single Garage Attached, Drive Through, Guest
# of Garages	3

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Glass Doors, Living Room, Wood Burning
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Covered Courtyard, Private Yard, Storage
Lot Description Front Yard, Fruit Trees/Shrub(s), Lake, Landscaped, Lawn, Many Trees, Secluded
Roof Metal
Construction Mixed
Foundation Poured Concrete

Additional Information

Date Listed June 9th, 2025
Days on Market 6
Zoning Country Residential

Listing Details

Listing Office RE/MAX PRAIRIE REALTY

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