# \$265,000 - 80223 82 Range Road, Rural Saddle Hills County

MLS® #A2231398

## \$265,000

1 Bedroom, 1.00 Bathroom, 952 sqft Residential on 24.71 Acres

NONE, Rural Saddle Hills County, Alberta

Off-Grid Serenity on 24 Acres in Blueberry Mountain! Craving peace, privacy, and self-sufficiency? This 24-acre gem in Blueberry Mountain is the off-grid escape you've been dreaming of! Equipped with a full solar power system plus generator backup, metal roof, spray foam insulation, and a wood stove, comfort meets sustainability here. The propane fridge, stove, and hot water tank keep things efficient, while a cistern supplies waterâ€"PLUS the property is eligible for free municipal water hookup! Inside, you'll find a cozy and functional layout featuring a boot room with ample storage, open-concept living with recessed lighting and a wood stove, and a farmhouse-style kitchen with a bamboo island, pantry, and classic farm sink. The primary bedroom includes a massive closet and private exterior door. Additional perks include a bathroom with generous counter space and a combo washer/dryer unit. Wood plank flooring runs throughout for a rustic yet modern touch. Step outside to enjoy a huge deck with a covered BBQ area, lush garden, extra large shop, corral for horses or livestock and garden shedâ€"all surrounded by mature trees for natural windbreak and privacy. Power and natural gas are available at the property line. Yes, you still get strong Wi-Fi and great cell service here! Whether you're looking for a full-time home, getaway cabin, or homestead, this property has everything. Call to view and





#### Built in 2017

## **Essential Information**

MLS® # A2231398 Price \$265,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 952

Acres 24.71 Year Built 2017

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 80223 82 Range Road

Subdivision NONE

City Rural Saddle Hills County

County Saddle Hills County

Province Alberta
Postal Code T0H 3G0

#### **Amenities**

Utilities Propane, Electricity at Lot Line, Fiber Optics Available, Natural Gas

Available, Satellite Internet Available, Water Available

Parking Parking Pad

## Interior

Interior Features Beamed Ceilings, Breakfast Bar, Closet Organizers, Kitchen Island, No

Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s),

Vinyl Windows, Walk-In Closet(s), Bookcases

Appliances See Remarks

Heating Electric, Propane, Wood Stove, Wood

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning Stove

Basement None

**Exterior** 

Exterior Features Fire Pit, Garden, Private Yard

Lot Description Garden, Secluded, Treed, W.

Roof Metal

Construction Wood Siding

Foundation Other

**Additional Information** 

Date Listed June 14th, 2025

Days on Market 140

Zoning AG

**Listing Details** 

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.

