

# \$280,000 - 80223 82 Range Road, Rural Saddle Hills County

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MLS® #A2231398

**\$280,000**

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



get ready to unplug in style!

Built in 2017

### Essential Information

MLS® #	A2231398
Price	\$280,000
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	Electricity at Lot Line, Fiber Optics Available, Natural Gas Available, Propane, Satellite Internet Available, Water Available
Parking	Parking Pad

### Interior

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
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, Treed, Secluded, Wooded
Roof	Metal
Construction	Wood Siding
Foundation	Other

## Additional Information

Date Listed	June 14th, 2025
Days on Market	87
Zoning	AG

## Listing Details

Listing Office	eXp Realty
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