# **\$324,900 - 10317 Township Road 512, Rural Minburn No. 27, County of**

MLS® #A2242674

### \$324,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft Residential on 3.85 Acres

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

Escape the city and enjoy the peace and quiet of rural life with this well-maintained 3.85-acre acreage in Alberta. Featuring a spacious 2007 mobile home with 3 bedrooms and 2 bathrooms, this property is perfect for families, retirees, or anyone looking to embrace a slower pace and more space.

Step inside to an inviting open-concept kitchen, dining, and living area filled with natural lightâ€"ideal for everyday living and entertaining. A covered deck extends your living space outdoors, perfect for relaxing or enjoying warm summer evenings.

The acreage also boasts a  $38\hat{a}$ €<sup>TM</sup> x  $50\hat{a}$ €<sup>TM</sup> tarp shed, ideal for storing vehicles, equipment, or recreational toys. Several additional outbuildings offer flexible options for storage, hobbies, or workshop use.

Conveniently located on a school bus route, this acreage is family-friendly and provides a safe, quiet setting for raising children.

Whether you're searching for your first acreage, a peaceful retirement property, or a fresh start in the country, this home delivers excellent value, comfort, and versatility. Located close to the Village of Innisfree, it offers a k-12 school, banking, post office, 24







hour convenience store and gas station and is within easy commuting distance to Vegreville or Vermilion, and is 1 1/2 hours east of Edmonton

Built in 2007

#### **Essential Information**

MLS® # A2242674 Price \$324,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,216
Acres 3.85
Year Built 2007

Type Residential Sub-Type Detached

Style Acreage with Residence, Single Wide Mobile Home

Status Active

## **Community Information**

Address 10317 Township Road 512

Subdivision NONE

City Rural Minburn No. 27, County of

County Minburn No. 27, County of

Province Alberta
Postal Code T0B 2G0

#### **Amenities**

Parking Spaces 8

Parking RV Access/Parking

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No

Smoking Home, Pantry, Storage, Vinyl Windows

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Satellite TV Dish,

Washer/Dryer, Water Softener, Window Coverings

Heating Forced Air, Propane

Cooling None
Basement None

#### **Exterior**

Exterior Features Private Yard, Rain Barrel/Cistern(s), Storage, RV Hookup

Lot Description Fruit Trees/Shrub(s), Lawn, Many Trees

Roof Asphalt Shingle

Construction Aluminum Siding, Mixed

Foundation Piling(s)

#### **Additional Information**

Date Listed July 23rd, 2025

Days on Market 104

Zoning Agricultural

## **Listing Details**

Listing Office RE/MAX PRAIRIE REALTY

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