

# \$389,900 - 13058 Highway 611, Bluffton

MLS® #A2221808

**\$389,900**

6 Bedroom, 4.00 Bathroom, 2,541 sqft

Residential on 13.32 Acres

NONE, Bluffton, Alberta

Opportunity knocks! Looking for a lifestyle change or just a peaceful spot in the country... this is it! Over 13 acres that could be a market garden, greenhouse or just about anything you can dream up. Giant home has 6 bedrooms and 3.5 baths. Great open style kitchen with granite counters and upscale stainless appliance package. The breakfast nook has huge sliding door to an updated Trex and Aluminum rail massive deck. Walk out basement has large laundry/bath combo with a bedroom and family room... Boiler heated for higher efficiency. 40x60 quonset has dirt floor. There is also a 24x63 open face shed. This property needs some TLC. The opportunity is fantastic.

Built in 1980

## Essential Information

MLS® #	A2221808
Price	\$389,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,541
Acres	13.32
Year Built	1980
Type	Residential
Sub-Type	Detached



Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	13058 Highway 611
Subdivision	NONE
City	Bluffton
County	Ponoka County
Province	Alberta
Postal Code	T0C 0M0

### Amenities

Parking	Quad or More Detached
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### Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Boiler, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Garden, Landscaped, Rectangular Lot, Farm
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	8
Zoning	AG

### Listing Details

Listing Office	Century 21 Advantage
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