

\$309,900 - 235043 Township Road 792, Rural Birch Hills County

MLS® #A2227511

\$309,900

4 Bedroom, 2.00 Bathroom, 1,312 sqft
Residential on 23.62 Acres

NONE, Rural Birch Hills County, Alberta

Escape to the tranquility of rural life with this spacious property nestled in the heart of Birch Hills County. Boasting just under 24 acres, this picturesque acreage offers the perfect blend of open land and treed privacyâ€™ ideal for a market garden, hobby farm, or simply enjoying the peace and quiet of nature.

The 1995-built home features four comfortable bedrooms and one and a half bathrooms, with plumbing already in place to easily convert the half bath into a full. Thoughtfully maintained and move-in ready, the home includes large decks perfect for outdoor entertaining or soaking in the serenity of your private yard. A large dugout provides a reliable water source, and some existing fencing gives a head start for livestock or pets. With camper plug ins already in place, thereâ€™s plenty of room for hosting guests or accommodating outdoor living options.

Whether youâ€™re looking to grow your own food, raise animals, or simply enjoy the beauty and freedom of country living, this acreage is ready to welcome you home. Check out floor plans in the photo section, 360 virtual tours now available in the media section!

Built in 1995

Essential Information

MLS® # A2227511



| | |
|----------------|----------------------------------|
| Price | \$309,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,312 |
| Acres | 23.62 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 235043 Township Road 792 |
| Subdivision | NONE |
| City | Rural Birch Hills County |
| County | Birch Hills County |
| Province | Alberta |
| Postal Code | T0H 3J0 |

Amenities

| | |
|----------------|---|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected |
| Parking Spaces | 20 |
| Parking | Parking Pad, Gravel Driveway |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Laminate Counters, Pantry, Dry Bar |
| Appliances | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Pellet Stove |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | Lighting, Private Yard |
|-------------------|------------------------|

| | |
|-----------------|--|
| Lot Description | Lawn, Many Trees, Private, Brush, Pasture, Rolling Slope |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Wood |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 2nd, 2025 |
| Days on Market | 84 |
| Zoning | Agriculture |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Northern Realty |
|----------------|------------------------|

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