

# \$495,000 - 9030 Township Road 340, Special Areas No. 4

MLS® #A2186746

**\$495,000**

5 Bedroom, 4.00 Bathroom, 2,157 sqft  
Residential on 25.00 Acres

NONE, Special Areas No. 4, Alberta

This 25ac(+/-)Hobby farm has everything you need to get situated. The yard is fully setup with a large family home surrounded by tons of yard space, shelter belt and amenities to keep productive. The long driveway is solid for transport, plenty of room for navigating into the stackyard, and accessing the barn area (24'x36') and heated workshop. This expansive bungalow has been completely renovated in the last 10 years. Upgrades include a full expanded addition with ICF foundation, flooring, fixtures, appliances and everything in-between. A full home RO water system has been setup, all new exterior, metal roof, and full length front deck for your comfort. Both main floor and basement offer plenty of entertaining space with open concept living, and expansive rooms with lots of natural light. The main floor is complete with large entryways, hardwood and tile flooring throughout, and three large bedrooms. The master bedroom is off the living room with a 3pc ensuite and the 4pc bathroom is next to the additional bedrooms. This is a beautiful executive property that has been meticulously maintained. Complete 160ac properties like this are hard to find. You wont be disappointed in this land investment. its fully fenced and setup for your livestock.

Built in 1999



## Essential Information

MLS® #	A2186746
Price	\$495,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,157
Acres	25.00
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	9030 Township Road 340
Subdivision	NONE
City	Special Areas No. 4
County	Special Area 4
Province	Alberta
Postal Code	T0C 2S0

## Amenities

Parking	Gravel Driveway, RV Access/Parking
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## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Recessed Lighting
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas, Boiler, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features Lighting  
Lot Description Treed, Farm, Pasture  
Roof Metal  
Construction Wood Frame  
Foundation ICF Block

### Additional Information

Date Listed January 8th, 2025  
Days on Market 88  
Zoning AG



### Listing Details

Listing Office Royal LePage Network Realty Corp.

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