# \$450,000 - Lot 3 19226 Twp 631 A Long Lake, Rural Thorhild County

MLS® #A2196085

## \$450,000

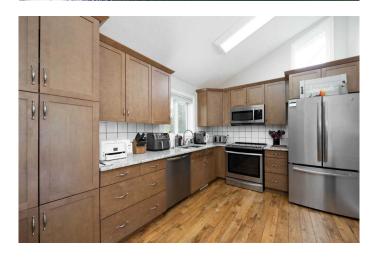
5 Bedroom, 2.00 Bathroom, 1,470 sqft Residential on 7.12 Acres

N/A, Rural Thorhild County, Alberta

7.12 ACRES features a fabulously renovated 5 bedroom, 2 bathroom, story and a half home close to LONG LAKE Provincial park. You will love the spacious kitchen with the granite countertops, separate dining area, tons of natural lighting and high ceilings in the living room with beautiful flooring. Main floor also boast 2 large bedrooms and a full bathroom plus a flex room upstairs for your enjoyment. Downstairs is fully developed with 3 more large bedrooms, full bathroom with a sauna and family room area. You will love all the space and enjoy making memories on this fantastic acreage. The shop measures 22'x42', and has 2 garage doors, with electricity. Behind the shop is roughly 3.5 acres suitable for pasture land or hav. Upgrades in the home include plumbing (2015), Water softener system (2019), well pump (2021), high efficiency hot water tank and furnace (2018) shingles and siding (2022). This home boasts so many upgrades that your going to want to book your own personal showing. Located only 15 minutes form Boyle, 1.5 hrs from Edmonton, 2.45 hrs from Fort McMurray. Close to Golfing, lakes, down hill skiing, XCalibre Paint Ball Park. MAKE YOUR DREAM COME TRUE AND CALL TODAY !! Water source is a well and Septic Tank 2000 GAL installed in 2021.







#### **Essential Information**

MLS® # A2196085 Price \$450,000

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 1,470 Acres 7.12 Year Built 1979

Type Residential Sub-Type Detached

Style Acreage with Residence, 1 and Half Storey

Status Active

## **Community Information**

Address Lot 3 19226 Twp 631 A Long Lake

Subdivision N/A

City Rural Thorhild County

County Thorhild County

Province Alberta
Postal Code T0A3J0

### **Amenities**

Parking Gravel Driveway, Triple Garage Detached

# of Garages 3

#### Interior

Interior Features High Ceilings, No Smoking Home, Vinyl Windows

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window

Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit

Lot Description Landscaped, Level, Close to Clubhouse, Creek/River/Stream/Pond,

Many Trees

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 10th, 2025

Days on Market 43

Zoning country res

# **Listing Details**

Listing Office RE/MAX Connect

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