

# **\$375,000 - 162078 Rr 31-3, Rural Starland County**

MLS® #A2186915

**\$375,000**

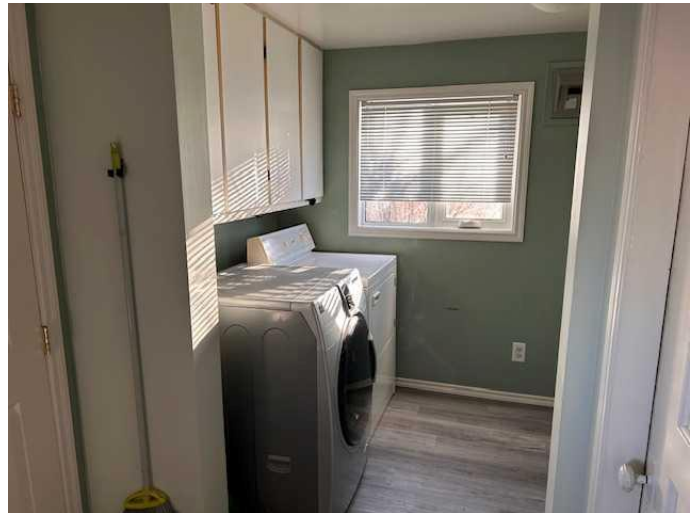
2 Bedroom, 2.00 Bathroom, 1,334 sqft  
Residential on 13.02 Acres

NONE, Rural Starland County, Alberta

Escape to the tranquility of country living with this beautifully updated 2-bedroom, 2-bathroom home nestled on 13.02 acres in Rural Starland County. Perfectly situated for families or professionals seeking a peaceful lifestyle, this property offers easy commutes to Drumheller and Hanna, blending rural serenity with convenient access to work and amenities. The home features a spacious country kitchen with a breathtaking view of the countryside, main floor laundry, jet bathtub, and a cozy family room adorned with a traditional wood-burning fireplace equipped with a gas starter for effortless warmth during chilly Alberta evenings. Recent renovations include newer windows and fresh flooring in key areas, ensuring modern comfort while retaining rustic charm.

Step outside to a serene and robust tree-lined yard where wildlife thrives—resident owls and various bird species make this a nature lover's paradise. The expansive property provides ample space and potential for horses or other livestock, and the fertile land is ideal for cultivating a large garden. Additional features include a heated 32'x32' garage/workshop and a versatile 40'x60' quonset, catering to various hobbies and storage needs.

Embrace the opportunity to live amidst Alberta's natural beauty while enjoying the comforts of a thoughtfully updated home. Whether you're looking to raise a family, indulge in equestrian pursuits, or simply relish in the quietude of rural life, this property offers



the perfect setting.

Built in 1939

### **Essential Information**

MLS® #	A2186915
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,334
Acres	13.02
Year Built	1939
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	162078 Rr 31-3
Subdivision	NONE
City	Rural Starland County
County	Starland County
Province	Alberta
Postal Code	T0J 0T0

### **Amenities**

Parking	Double Garage Detached, Driveway, Heated Garage, Off Street
# of Garages	6

### **Interior**

Interior Features	Breakfast Bar, Jetted Tub
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Glass Doors, Mantle, Wood Burning

Has Basement	Yes
Basement	Crawl Space, Partial

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	No Neighbours Behind, Garden, Pasture, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 9th, 2025
Days on Market	209
Zoning	CR

## Listing Details

Listing Office	Harvest Real Estate
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