

# \$265,000 - 80223 82 Range Road, Rural Saddle Hills County

---

MLS® #A2231398

**\$265,000**

1 Bedroom, 1.00 Bathroom, 952 sqft  
Residential on 24.71 Acres

NONE, Rural Saddle Hills County, Alberta

Off-Grid Serenity on 24 Acres in Blueberry Mountain! Craving peace, privacy, and self-sufficiency? This 24-acre gem in Blueberry Mountain is the off-grid escape you've been dreaming of! Equipped with a full solar power system plus generator backup, metal roof, spray foam insulation, and a wood stove, comfort meets sustainability here. The propane fridge, stove, and hot water tank keep things efficient, while a cistern supplies water—PLUS the property is eligible for free municipal water hookup! Inside, you'll find a cozy and functional layout featuring a boot room with ample storage, open-concept living with recessed lighting and a wood stove, and a farmhouse-style kitchen with a bamboo island, pantry, and classic farm sink. The primary bedroom includes a massive closet and private exterior door. Additional perks include a bathroom with generous counter space and a combo washer/dryer unit. Wood plank flooring runs throughout for a rustic yet modern touch. Step outside to enjoy a huge deck with a covered BBQ area, lush garden, extra large shop, corral for horses or livestock and garden shed—all surrounded by mature trees for natural windbreak and privacy. Power and natural gas are available at the property line. Yes, you still get strong Wi-Fi and great cell service here! Whether you're looking for a full-time home, getaway cabin, or homestead, this property has everything. Call to view and



get ready to unplug in style!

Built in 2017

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2231398                         |
| Price          | \$265,000                        |
| Bedrooms       | 1                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 952                              |
| Acres          | 24.71                            |
| Year Built     | 2017                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 80223 82 Range Road       |
| Subdivision | NONE                      |
| City        | Rural Saddle Hills County |
| County      | Saddle Hills County       |
| Province    | Alberta                   |
| Postal Code | T0H 3G0                   |

### Amenities

|           |                                                                                                                                |
|-----------|--------------------------------------------------------------------------------------------------------------------------------|
| Utilities | Propane, Electricity at Lot Line, Fiber Optics Available, Natural Gas Available, Satellite Internet Available, Water Available |
| Parking   | Parking Pad                                                                                                                    |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bookcases |
| Appliances        | See Remarks                                                                                                                                                                            |
| Heating           | Electric, Propane, Wood Stove, Wood                                                                                                                                                    |
| Cooling           | None                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                    |

|                 |                    |
|-----------------|--------------------|
| # of Fireplaces | 1                  |
| Fireplaces      | Wood Burning Stove |
| Basement        | None               |

**Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard |
| Lot Description   | Garden, Secluded, Treed, W     |
| Roof              | Metal                          |
| Construction      | Wood Siding                    |
| Foundation        | Other                          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 113             |
| Zoning         | AG              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

