

\$900,000 - 250067 Township Road 92b, Orton

MLS® #A2231582

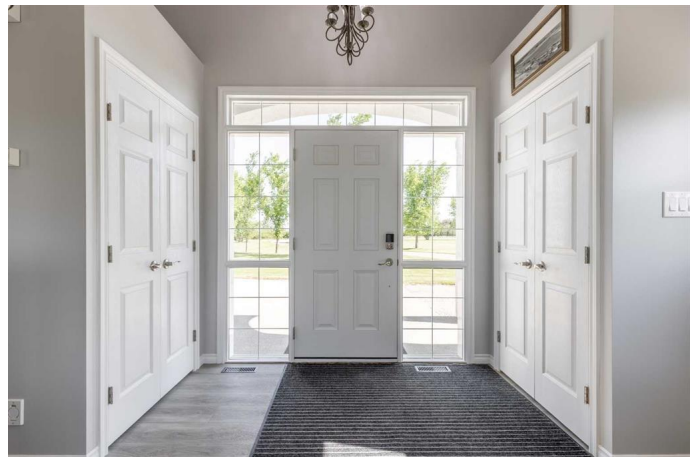
\$900,000

4 Bedroom, 4.00 Bathroom, 2,112 sqft

Residential on 7.73 Acres

NONE, Orton, Alberta

This immaculately maintained Orton acreage property offers all the best of country living without sacrificing on comfort. Built with convenience in mind, this stylish home features expert construction, a family-friendly layout, and useful outbuildings perfect for hobbyists and professionals of all sorts. Step into the impressive front entryway and you'll see a restful living room behind a wall of archways. Large windows, new blinds, and fresh paint keep the space bright. Further in, the dining room is perfect for entertaining through all seasons, with a gas fireplace and easy access to the side deck through the kitchen. The kitchen will be a hit with the chef in your family, featuring cupboard storage, a corner pantry, new flooring and appliances, and a huge central island with a breakfast bar. An office, three-piece bath, and laundry room complete the main floor. Upstairs, two bedrooms can be found alongside a four-piece bath and family room surrounded by large windows which look out to stunning prairie views. The primary bedroom is also on the upper level, which includes a four-piece ensuite bath, walk-in closet, and an amazing wrap-around balcony perfect for sipping your coffee on sunny mornings. Plus, you'll stay cool all summer long because this home has two furnaces, the upper one supplying A/C. Another bedroom, three piece bath, and rec room can be found on the lower level - ideal for a guest suite or kid's play room. Anyone who loves to entertain will be impressed by



this home's wealth of outdoor seating areas, with a front porch, two side patios, and a rear deck all extending from the main level! The rear deck comes complete with a shady pergola to beat the heat, and leads down onto an open lawn. A well house with a new pump, green house, shop and shed offer great opportunities for entrepreneurs and hobbyists. Smart construction sets these outbuildings apart. The green house features an ICF foundation, Ground Air Heat Transfer System, spray foam insulation, water, gas, and electricity. The 34'x50' shop has the same features plus overhead doors, a two-zone full-floor heat system, power and sewer for a camper, and plumbing roughed in. If an impressive acreage home with tons of convenient features sounds like the place for you, give your REALTOR® a call and book a showing today!

Built in 1998

Essential Information

MLS® #	A2231582
Price	\$900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,112
Acres	7.73
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	250067 Township Road 92b
Subdivision	NONE
City	Orton

County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L0Z0

Amenities

Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, Off Street
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Track Lighting
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Water Conditioner, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Dining Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Other, Private Yard, Storage
Lot Description	Back Yard, Front Yard
Roof	Tile
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2025
Days on Market	10
Zoning	Occupied Res - Hamlet

Listing Details

Listing Office	Grassroots Realty Group
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