

# \$419,000 - 12104 Twp Rd 792, Rural Saddle Hills County

MLS® #A2257701

**\$419,000**

4 Bedroom, 2.00 Bathroom, 1,520 sqft

Residential on 9.98 Acres

NONE, Rural Saddle Hills County, Alberta

Room to grow, space to breathe, and a modern home on nearly 10 acres in peaceful Bonanza, Alberta! This 2019-built modular home offers 4 bedrooms and 2 full bathrooms, designed with an open concept that blends the kitchen, dining, and living areas seamlessly. The heart of the home features vaulted ceilings, a spacious island, and plenty of room to gather. The primary bedroom is its own retreat with a walk-in closet and a full ensuite, giving you both comfort and privacy. On the opposite side of the home, youâ€™ll find three additional bedrooms and another full bathroomâ€”an ideal layout for family or guests. Step outside and youâ€™ll find a landscaped yard with a young shelterbelt of lilacs and tower poplars starting to take shape, and fruit trees including saskatoon, plum, and apple that will give the yard some great character as they grow! The property has a spacious, open feel while still having a large portion of the lot treed, offering the right balance of wide-open views and natural privacy. Thereâ€™s room to build your dream shop, plus two storage sheds already in place for practical use. Connected to both municipal water and natural gas, the essentials are covered. Whether youâ€™re raising a family, growing a garden, or simply looking for some quiet space, this acreage is ready to support your plans!

Built in 2019



## Essential Information

|                |                                      |
|----------------|--------------------------------------|
| MLS® #         | A2257701                             |
| Price          | \$419,000                            |
| Bedrooms       | 4                                    |
| Bathrooms      | 2.00                                 |
| Full Baths     | 2                                    |
| Square Footage | 1,520                                |
| Acres          | 9.98                                 |
| Year Built     | 2019                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 12104 Twp Rd 792          |
| Subdivision | NONE                      |
| City        | Rural Saddle Hills County |
| County      | Saddle Hills County       |
| Province    | Alberta                   |
| Postal Code | T0H 0A0                   |

## Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Water Connected |
| Parking   | None                                                          |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Vaulted Ceiling(s)                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Washer, Window Coverings, Built-In Refrigerator |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Basement          | None                                                                                          |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                       |
| Lot Description   | Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees |
| Roof              | Asphalt                                                    |
| Construction      | Vinyl Siding                                               |

Foundation                      Piling(s)

**Additional Information**

Date Listed                      September 12th, 2025  
Days on Market                65  
Zoning                              A

**Listing Details**

Listing Office                    RE/MAX Grande Prairie

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