

# **\$674,900 - 51207 Range Road 102, Rural Minburn No. 27, County of**

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MLS® #A2257830

**\$674,900**

3 Bedroom, 2.00 Bathroom, 2,163 sqft  
Residential on 13.49 Acres

NONE, Rural Minburn No. 27, County of,  
Alberta

Discover the perfect blend of comfort, functionality, and country charm with this 13.5 acre acreage for sale in Alberta. Offering a spacious home, heated shop, and plenty of storage, this property is ideal for families, hobby farmers, or anyone seeking the peace of rural living with modern conveniences.

The home is thoughtfully designed on one level with additional storage underneath. The bright kitchen with a breakfast nook is filled with natural light, while the double-sided gas fireplace creates a cozy connection between the living room and family room. With 3 bedrooms, 2 air conditioners, and smart design throughout, this home is ready for comfortable living year-round.

Step outside to enjoy the deck area with reinforced footings, perfect for accommodating a hot tub if the buyer desires. The nicely treed yard offers privacy, shade, and a true country atmosphere. There is ample space for a garden, and the yard has Apple trees and raspberries.

For vehicles, projects, and hobbies, the property is well-equipped with a double garage featuring mezzanine storage and a heated storage shop with overhead door—ideal for work, storage, or recreation.



Set on 13.5 acres of usable land, this acreage provides the freedom to garden, keep animals, or simply enjoy wide-open spaces, all while being just a short drive to town amenities.

This acreage has it allâ€”a comfortable home, practical storage and shop space, and outdoor living featuresâ€”making it the perfect place to enjoy country living in Alberta.

Built in 1995

### Essential Information

MLS® #	A2257830
Price	\$674,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,163
Acres	13.49
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	51207 Range Road 102
Subdivision	NONE
City	Rural Minburn No. 27, County of
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 2G0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Additional Parking
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Glass Doors, Living Room, Double Sided, See Through
Has Basement	Yes
Basement	Unfinished, See Remarks

## Exterior

Exterior Features	Garden, Lighting, Private Yard, Storage
Lot Description	Lawn, Private, Treed, Farm, Yard Lights
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	September 17th, 2025
Days on Market	14
Zoning	AG

## Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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