

# \$400,000 - 79125 Rr 81, Rural Saddle Hills County

MLS® #A2261395

**\$400,000**

3 Bedroom, 3.00 Bathroom, 1,932 sqft

Residential on 10.13 Acres

NONE, Rural Saddle Hills County, Alberta

This great acreage features 10.13 aces, surrounded by fields, but with beautiful trees. It boasts 30 x 25 garage with root cellar in the lean to. There is a water softener in the root cellar. The garage has radiant heat, 220 power, sliding doors and 13.25 ft ceilings. The yard features a horse shelter and small barn that is being used as a shed right now. There is a fenced dog run as well. There are also 2 dugouts, but municipal water runs right by the house. The home is an older mobile that has had many upgrades including new furnace, shingles, hot water tank, sump, septic pump, electrical and panel, windows, insulation and counters .... and is attached to an addition with a basement. There is also a porch addition. The kitchen is large and boasts many counters and is open to the dining area. There are 3 family rooms, one on each lever, 3 bedrooms, and office, 2.5 bathrooms This is a great property and is ready for new owners. Appliances may not be the ones shown

Built in 1970

## Essential Information

MLS® #	A2261395
Price	\$400,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,932
Acres	10.13
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	79125 Rr 81
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 3G0

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Dog Run Fenced In, Few Trees, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	October 1st, 2025
Zoning	ag

**Listing Details**

Listing Office                      Sutton Group Grande Prairie Professionals

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.