

Courtesy Of Matthew Loree Of RE/MAX Bonnyville Realty

## **\$749,900 - 61008 Rg Rd 104, Rural St. Paul County**

MLS® #E4221816

### **\$749,900**

3 Bedroom, 3.00 Bathroom, 1,790 sqft  
Rural on 160 Acres

None, Rural St. Paul County, AB

2011, 1800 sq/ft home on a full 160 acres of mixed farmland with approx. 75 arable acres, bush, pasture, and seasonal creek, a large quonset big enough to comfortably house all the farm equipment/RV and double attached garage with in-floor heat. Inside, the main floor showcases a custom designed kitchen with large island, double wall ovens, gas range, and granite counter tops, a warm and inviting living room, a mud room off the back with laundry and plenty of built in cabinets. Main bath boasts a corner soaker tub, water closet, shower, and two separate vanities and walks through to the master bedroom with a dream walk in closet. Upstairs (which could be set up as 4th bedroom) is currently used as an office and cozy corner getaway, with 2 piece bath overlooking the rolling farmlands. Downstairs features a walk out basement with bonus in-floor heat, and is currently set up as family room, 3rd bath, and 2 bedrooms but could easily convert back to 3 bedrooms to be a 5 bedroom home.

Built in 2011

### **Essential Information**

MLS® #	E4221816
Price	\$749,900
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,790
Acres	160.00
Year Built	2011
Type	Country Residential
Sub-Type	Residential Detached Single Family
Style	1 and Half Storey
Status	ACTIVE

### Community Information

Address	61008 Rg Rd 104
Area	Rural St. Paul County
Subdivision	None
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 0A5

### Amenities

Features	Fire Pit, Porch, Tankless Hot Water, Walkout Basement
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior	Ceramic Tile, Hardwood, Laminate Flooring
Interior Features	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Gas, Washer, Oven Built-In-Two
Heating	Forced Air-1, In Floor Heat System
Bedrooms on Main Level	Y
Has Basement	Yes
Basement	Full, Fully Finished, Walkout
# of Stories	3

### Exterior

Exterior	Vinyl
Exterior Features	Private Setting
Roof	Metal

Construction Wood Frame

Foundation Concrete

Listing information last updated on March 9th, 2021 at 4:01am MST