

# **\$524,900 - 61318 Range Road 224, Rural Thorhild County**

MLS® #E4424409

**\$524,900**

1 Bedroom, 2.00 Bathroom, 676 sqft

Rural on 69.98 Acres

None, Rural Thorhild County, AB

This cozy 1 bdrm cottage on 70 acres in Thorhild County offers a peaceful retreat with a beautifully landscaped yard and wide trails that wind through the mature trees, creating the perfect setting for outdoor enthusiasts. The main house features a finished basement with door to the attached woodshed and provides ample living space for family or guests. The 26'x26' double detached garage has in floor heating and offers plenty of room for vehicles and storage, while multiple outbuildings on the property provide additional space for hobbies, animals, workshops, or extra storage. There is also a charming guest house, which only requires water to complete it and make it a perfect space for visitors. Bring your animals or just use the land for recreation and hunting with moose and deer right on your land. Gardens, fruit trees and dugout complete the property. One of the buildings even has a large smoker. Whether you're looking for a quiet full-time residence or a weekend getaway, this one is a must-see.

Built in 2002

## **Essential Information**

MLS® # E4424409

Price \$524,900



Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	676
Acres	69.98
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	61318 Range Road 224
Area	Rural Thorhild County
Subdivision	None
City	Rural Thorhild County
County	ALBERTA
Province	AB
Postal Code	T0A 3J0

### Amenities

Features	Detectors Smoke, Front Porch, Greenhouse, Guest Suite
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### Interior

Heating	Space Heater, Wood Stove, Propane, Wood
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Landscaped, Private Setting, Rolling Land, Stream/Pond, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 6th, 2025
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Days on Market 111

Zoning Zone 60

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