

## \$415,000 - 545011 Rr 155, Rural Two Hills County

MLS® #E4440152

**\$415,000**

4 Bedroom, 1.50 Bathroom, 1,173 sqft

Rural on 79.62 Acres

None, Rural Two Hills County, AB

Farmland, Developed Yard site, Residence. Excellent Starter Package or Add to Current Ventures! For Sale by Tender: South half of SW 32-54-15 W4. Mostly arable acres. Currently in pasture, fenced and cross fenced. 79.62 acres with developed yard; including natural gas, power, 3 water wells and septic system. Spacious bungalow with 2 bedrooms upstairs and 2 downstairs, wood-stove for cozy living room, other amenities. Detached garage/workshop, barn with new galvalume roof, large pole shed, 40'™ sea can, and well maintained out buildings. School bus routes operate in close proximity. 25 minutes to Vegreville and all it offers.

Built in 1952

### Essential Information

MLS® #	E4440152
Price	\$415,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,173
Acres	79.62
Year Built	1952
Type	Rural



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	545011 Rr 155
Area	Rural Two Hills County
Subdivision	None
City	Rural Two Hills County
County	ALBERTA
Province	AB
Postal Code	T9C 1T6

### Amenities

Features	Carbon Monoxide Detectors, Crawl Space, Deck, Detectors Smoke, Exercise Room, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Smart/Program. Thermostat, R.V. Storage
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, No Through Road, Recreation Use, Subdividable Lot, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	41
Zoning	Zone 60

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