

## \$154,500 - 62114 Rr 213, Rural Thorhild County

MLS® #E4441724

**\$154,500**

1 Bedroom, 0.50 Bathroom, 280 sqft

Rural on 10.01 Acres

None, Rural Thorhild County, AB

Welcome to your own slice of country paradise - this 10.01-acre property, located just west of Newbrook, offers a peaceful rural lifestyle. The yard is attractively landscaped with lilacs lining the driveway & a cozy firepit area, perfect for weekend relaxation. Several outbuildings enhance the property's functionality, including hip-roof barn, cold storage shed, rabbit hutch, 2 tarp sheds, metal grain bin, chicken coop, brooder house & granaries. A 10x28 1-bdrm trailer (no water/sewer) with kitchenette serves as a comfortable weekend getaway. Ideal for hobby farming or self-sufficiency, the property includes a large garden area with a variety of fruit trees & shrubs. About 5 acres are fenced with high-tensile wire & was previously used for goats; 2 livestock sheds are also included. The perimeter is planted with willow, spruce & maple trees, great for the future shelterbelt. Located directly across from a grazing lease & crown land, the area is rich in wildlife—deer, moose & even the occasional bear.

Built in 1978

### Essential Information

MLS® #	E4441724
Price	\$154,500
Bedrooms	1



Bathrooms	0.50
Half Baths	1
Square Footage	280
Acres	10.01
Year Built	1978
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

### Community Information

Address	62114 Rr 213
Area	Rural Thorhild County
Subdivision	None
City	Rural Thorhild County
County	ALBERTA
Province	AB
Postal Code	T0A 2P0

### Amenities

Features	See Remarks
----------	-------------

### Interior

Heating	Forced Air-1, Oil
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Fenced, Low Maintenance Landscape, Recreation Use, Rolling Land, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Wood

### Additional Information

Date Listed	June 9th, 2025
Days on Market	7
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 12:17am MDT