

# \$277,000 - 50327 36 Highway, Rural Minburn County

MLS® #E4446057

**\$277,000**

4 Bedroom, 1.00 Bathroom, 1,167 sqft  
Rural on 4.00 Acres

None, Rural Minburn County, AB

Experience year-round country living just 16 minutes from Vegreville on this private, 4.94-acre, tree-rimmed parcel in Minburn County. This 1,164 sq ft Home is bright and welcoming, offering four bedrooms, one bath, and picture-window views of mature spruce and open green space. Natural light pours through every room, while a recent septic-pump upgrade (2024) adds peace of mind. A versatile garage doubles as a workshop or extra storage for toys and tools. With school-bus pick-up at the driveway and easy highway access for commuters, this acreage delivers privacy, practicality, and unbeatable value—an ideal entry point to the country lifestyle.

Built in 1960

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446057  |
| Price          | \$277,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,167     |
| Acres          | 4.00      |
| Year Built     | 1960      |
| Type           | Rural     |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 50327 36 Highway     |
| Area        | Rural Minburn County |
| Subdivision | None                 |
| City        | Rural Minburn County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0B 2S0              |

### Amenities

|          |                              |
|----------|------------------------------|
| Features | Fire Pit, Hot Water Electric |
|----------|------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood                             |
| Exterior Features | Flat Site, Landscaped, Treed Lot |
| Construction      | Wood                             |
| Foundation        | Concrete Perimeter               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 80             |
| Zoning         | Zone 60        |

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