

\$279,900 - 52507 Range Road 123, Rural Minburn County

MLS® #E4449989

\$279,900

3 Bedroom, 1.00 Bathroom, 1,296 sqft

Rural on 12.50 Acres

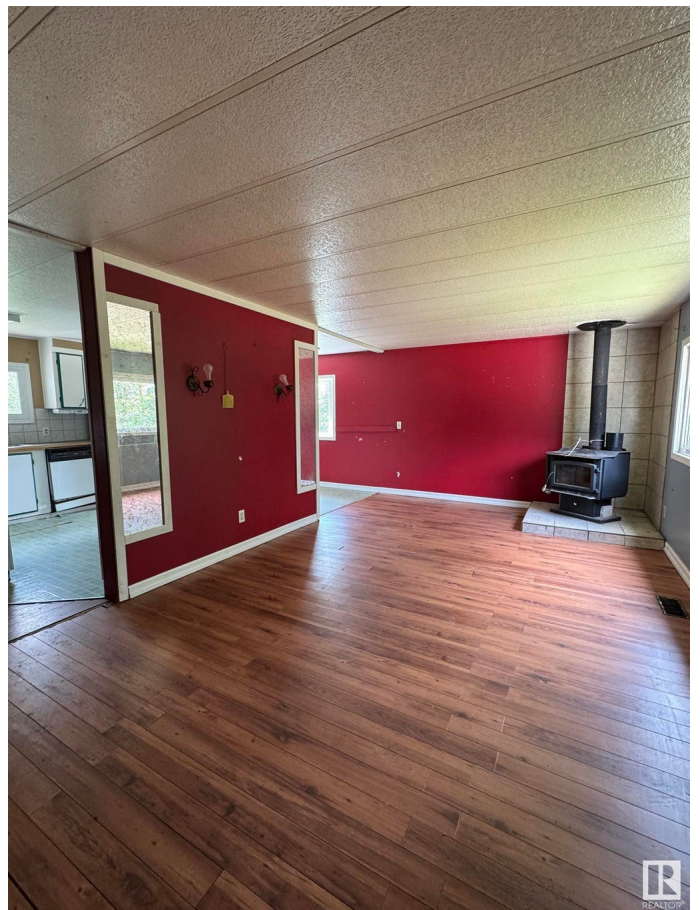
None, Rural Minburn County, AB

Situated on 12.5 acres with two gated approaches in Minburn County sits this 1296 sq ft home and a 30x50 ft shop with covered storage on each side. As one enters the home you are welcomed into a spacious living room with wood stove which leads to the dining room and kitchen. Three bedrooms, a full 4 pc bathroom, laundry and bonus room with direct access outside finish off the home. The property is fully treed and quite private with a fenced garden area and a few outbuildings. Located halfway between Vegreville and Two Hills County just NE of Lavoy.

Built in 1976

Essential Information

MLS® #	E4449989
Price	\$279,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,296
Acres	12.50
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

Community Information

Address	52507 Range Road 123
Area	Rural Minburn County
Subdivision	None
City	Rural Minburn County
County	ALBERTA
Province	AB
Postal Code	T9C 1R6

Amenities

Features	Deck, R.V. Storage, Vinyl Windows, See Remarks
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Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior Features	Fenced, Treed Lot, Vegetable Garden, See Remarks
Foundation	Block

Additional Information

Date Listed	July 26th, 2025
Days on Market	58
Zoning	Zone 60

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Listing information last updated on September 22nd, 2025 at 12:47pm MDT