

# \$130,000 - 79006 Rge Rd 255, Rural Birch Hills County

MLS® #A2209644

## \$130,000

2 Bedroom, 1.00 Bathroom, 1,696 sqft  
Residential on 9.98 Acres

NONE, Rural Birch Hills County, Alberta

This great acreage is just north of Eaglesham, it is 9.98 acres. It is fenced, with gas & power on the property. There is a 32 x 69 , pole shed with 14 ft closed in on the end, and 35 x 65 wired and insulated metal arch rib shop. There is no water and sewer, but there is a cute outhouse. There is an older 14 x 68 mobile home with a huge addition, 31x24. The addition has gorgeous hardwood floors, and a pellet stove. There is a double detached garage, and a covered deck that wraps on two sides. This property will take a bit of cleanup, but can be amazing. The owners will be keeping the contents, metals, furnishings, tools, vehicles and parts, and the wishing well.

Built in 2020

## Essential Information

|                |                                       |
|----------------|---------------------------------------|
| MLS® #         | A2209644                              |
| Price          | \$130,000                             |
| Bedrooms       | 2                                     |
| Bathrooms      | 1.00                                  |
| Full Baths     | 1                                     |
| Square Footage | 1,696                                 |
| Acres          | 9.98                                  |
| Year Built     | 2020                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | Acreage with Residence, Cottage/Cabin |
| Status         | Active                                |



## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 79006 Rge Rd 255         |
| Subdivision | NONE                     |
| City        | Rural Birch Hills County |
| County      | Birch Hills County       |
| Province    | Alberta                  |
| Postal Code | T0H 1H0                  |

## Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

## Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | See Remarks                           |
| Appliances        | Other                                 |
| Heating           | Forced Air, Natural Gas, Pellet Stove |
| Cooling           | None                                  |
| Fireplace         | Yes                                   |
| # of Fireplaces   | 1                                     |
| Fireplaces        | Pellet Stove                          |
| Basement          | None                                  |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Cleared, Few Trees, Secluded |
| Roof              | Metal                        |
| Construction      | Wood Siding                  |
| Foundation        | Block, Wood                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 107              |
| Zoning         | Ag               |

## Listing Details

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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