

# \$280,000 - 80223 82 Range Road, Rural Saddle Hills County

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MLS® #A2231398

**\$280,000**

1 Bedroom, 1.00 Bathroom, 952 sqft  
Residential on 24.71 Acres

NONE, Rural Saddle Hills County, Alberta

Off-Grid Serenity on 24 Acres in Blueberry Mountain! Craving peace, privacy, and self-sufficiency? This 24-acre gem in Blueberry Mountain is the off-grid escape you've been dreaming of! Equipped with a full solar power system plus generator backup, metal roof, spray foam insulation, and a wood stove, comfort meets sustainability here. The propane fridge, stove, and hot water tank keep things efficient, while a cistern supplies water—PLUS the property is eligible for free municipal water hookup! Inside, you'll find a cozy and functional layout featuring a boot room with ample storage, open-concept living with recessed lighting and a wood stove, and a farmhouse-style kitchen with a bamboo island, pantry, and classic farm sink. The primary bedroom includes a massive closet and private exterior door. Additional perks include a bathroom with generous counter space and a combo washer/dryer unit. Wood plank flooring runs throughout for a rustic yet modern touch. Step outside to enjoy a huge deck with a covered BBQ area, lush garden, extra large shop, corral for horses or livestock and garden shed—all surrounded by mature trees for natural windbreak and privacy. Power and natural gas are available at the property line. Yes, you still get strong Wi-Fi and great cell service here! Whether you're looking for a full-time home, getaway cabin, or homestead, this property has everything. Call to view and



get ready to unplug in style!

Built in 2017

### Essential Information

MLS® #	A2231398
Price	\$280,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	952
Acres	24.71
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	80223 82 Range Road
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 3G0

### Amenities

Utilities	Electricity at Lot Line, Fiber Optics Available, Natural Gas Available, Propane, Satellite Internet Available, Water Available
Parking	Parking Pad

### Interior

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Electric, Propane, Wood Stove, Wood
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

**Exterior**

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Garden, Treed, Secluded, Wooded
Roof	Metal
Construction	Wood Siding
Foundation	Other

**Additional Information**

Date Listed	June 14th, 2025
Days on Market	6
Zoning	AG

**Listing Details**

Listing Office	eXp Realty
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