

# **\$384,900 - 78567 Range Rd 80, Rural Saddle Hills County**

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MLS® #A2235434

**\$384,900**

5 Bedroom, 2.00 Bathroom, 2,660 sqft  
Residential on 10.74 Acres

NONE, Rural Saddle Hills County, Alberta

Charming Rustic Log Home on 10.74 Acres  
â€” Just Minutes West of Spirit River!

If you're looking for peace, space, and potential, this unique log home nestled just a few minutes west of Spirit River could be exactly what you've been waiting for. Set on 10.74 acres of beautiful countryside, this property offers the perfect blend of rustic charm and functional spaceâ€”ideal for a small business, a growing family, or anyone looking to make a place truly their own.

Inside, the home features 5 bedrooms and 2 bathrooms, with four bedrooms upstairs and one on the main floor, offering flexibility for large families or guest accommodations. A beautiful antique wood stove adds warmth and character to the heart of the home, creating a cozy, inviting atmosphere year-round.

Outdoors, you'll find a detached 27' x 42' triple-car garage with a spacious loft aboveâ€”perfect for a kidsâ€™™ games room, a home gym, or extra storage. A massive 60' x 30' insulated Quonset with running water adds serious value for business use, hobby farming, or large equipment storage.

This peaceful property offers endless possibilities for customization. Whether you're dreaming of a hobby farm, home-based



business, or simply a quiet rural retreat, this home provides the space and foundation to build your future.

Don't miss out on this rare opportunity to own a truly one-of-a-kind property with room to grow and make it your own!

Built in 1984

**Essential Information**

MLS® #	A2235434
Price	\$384,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,660
Acres	10.74
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

**Community Information**

Address	78567 Range Rd 80
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 3G0

**Amenities**

Parking Spaces	10
Parking	Triple Garage Detached
# of Garages	3

**Interior**

Interior Features	Open Floorplan
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Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Balcony, Storage
Lot Description	Many Trees
Roof	Metal
Construction	Log
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	7
Zoning	RN + F

## Listing Details

Listing Office	Royal LePage - The Realty Group
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