

## **\$680,000 - 51019 Rr 141, Rural Minburn County**

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MLS® #E4423706

**\$680,000**

5 Bedroom, 3.50 Bathroom, 1,405 sqft

Rural on 80.00 Acres

None, Rural Minburn County, AB

80 acres of prime farm land with a great family home, 2 wells and an abundance of water located only 15 mins southeast of Vegreville. This spacious home features 5 total bedrooms, 3.5 bathrooms and a fully finished basement. Upon entering the home one will find a large entryway with 2pc bathroom and laundry area. Continue to the main floor and you are greeted with a bright "u" shaped kitchen open to the dining room, a spacious living room and 3 good sized bedrooms one of which has an attached 3 pc ensuite. Downstairs one will find a large family room area, game room, wet bar, 2 spacious bedrooms and a 3 pc bathroom. Family was kept in mind when designing the yard, horse shoes, deck, patio area, firepit area, garden, and a detached and heated 25x40 shop. Lets not forget to mention the 40x350 barn, 40x120 pole shed, multiple outbuilding, and incinerator shack. 55 acres cultivated and 25 acres pasture with dugout. Possibility of subdividing, many additional uses for the barn, just be creative. A must see.

Built in 1980

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4423706  |
| Price    | \$680,000 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,405                  |
| Acres          | 80.00                  |
| Year Built     | 1980                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 51019 Rr 141         |
| Area        | Rural Minburn County |
| Subdivision | None                 |
| City        | Rural Minburn County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9C 1T7              |

### Amenities

|          |                                                       |
|----------|-------------------------------------------------------|
| Features | Deck, Fire Pit, Parking-Extra, R.V. Storage, Workshop |
|----------|-------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood                                                                   |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Landscaped, Treed Lot, Vegetable Garden |
| Construction      | Wood                                                                   |
| Foundation        | Concrete Perimeter                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 173             |

Zoning

Zone 60



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