

# \$899,000 - West 1/2 6-41-5-w4, Rural Provost No. 52, M.D. of

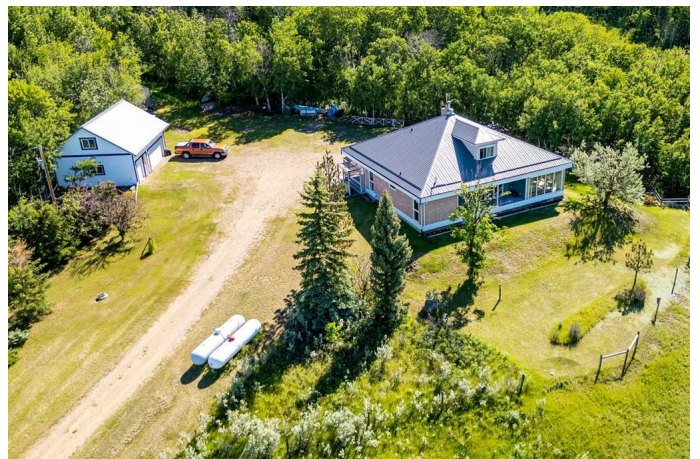
MLS® #A2147153

**\$899,000**

4 Bedroom, 3.00 Bathroom, 2,045 sqft  
Agri-Business on 320.00 Acres

NONE, Rural Provost No. 52, M.D. of, Alberta

Nestled amidst the serene countryside, this unique 2,045 sq. ft. home offers a perfect blend of modern comfort and rustic charm. Set on a sprawling half-section of pristine pasture and hay meadow, this property promises a tranquil lifestyle with ample space for outdoor activities and agricultural pursuits. The home boasts a distinctive design that sets it apart. As you step inside, you are greeted by an open and airy floor plan that seamlessly integrates living, dining, and kitchen areas. Large windows throughout the home not only flood the space with natural light but also offer breathtaking views of the surrounding landscape. With four spacious bedrooms, this home is perfect for families or those who enjoy hosting guests. Each bedroom provides a cozy retreat, featuring ample closet space and picturesque views. The master suite is particularly noteworthy, offering a private oasis with an en-suite bathroom. Complementing the main house is a three-car detached garage, complete with a loft space. This versatile loft can be transformed into a home office, art studio, or guest quarters, catering to a variety of needs. The garage itself provides ample room for vehicles, storage, and hobby equipment. The property's extensive half-section of pasture and hay meadow is ideal for those with agricultural interests or simply seeking wide-open spaces. Imagine morning walks through lush fields, evenings



watching sunsets, and the joy of a self-sustained lifestyle. This 4-bedroom gem, with its unique design and prime location, offers a rare opportunity to own a piece of pastoral paradise. Whether you're looking for a family home, a weekend retreat, or a place to indulge in agricultural hobbies, this property is sure to exceed your expectations. Don't miss the chance to make this idyllic haven your own.

Built in 1988

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2147153          |
| Price          | \$899,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 2,045             |
| Acres          | 320.00            |
| Year Built     | 1988              |
| Type           | Agri-Business     |
| Sub-Type       | Agriculture       |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | West 1/2 6-41-5-w4            |
| Subdivision | NONE                          |
| City        | Rural Provost No. 52, M.D. of |
| County      | Provost No. 52, M.D. of       |
| Province    | Alberta                       |
| Postal Code | T0B 0Z0                       |

### Amenities

|                |         |
|----------------|---------|
| Utilities      | Propane |
| Parking Spaces | 10      |

|              |   |
|--------------|---|
| Parking      | Gravel Driveway, Triple Garage Detached |
| # of Garages | 3                                       |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Beamed Ceilings, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Laminate Counters, Soaking Tub, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Trash Compactor, Washer, Window Coverings                           |
| Heating           | Boiler, Propane  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Rain Gutters                 |
| Lot Description   | Farm, Front Yard, Garden, Lawn, Landscaped |
| Roof              | Metal                                      |
| Foundation        | Wood                                       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2024 |
| Days on Market | 274            |
| Zoning         | AG             |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | CENTURY 21 CONNECT REALTY |
|----------------|---------------------------|

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