

# \$459,000 - 38525 Range Road 123, Rural Paintearth No. 18, County of

MLS® #A2191398

**\$459,000**

1 Bedroom, 1.00 Bathroom, 1,176 sqft  
Residential on 14.21 Acres

NONE, Rural Paintearth No. 18, County of, Alberta

Traditional style log home near Battle River.

This new subdivided hobby ranch sized acreage is close to the Southernmost bend of the historic Battle River. The river valley, once the divide or Battle line between opposing Cree, Stoney, and Blackfoot cultures, lies close on the north side of this 14 acre parcel. The custom-built traditional size log home is spectacular inside with massive logs, intricate log work, and cathedral roof styling. The open farm style kitchen with kitchen island transitions smoothly into a family room with wood stove, and the spacious entry and dining room, has a large master bedroom, and hidden entry to the bathroom, laundry, and utility room. An open stairwell provides access to the balcony den-reading room, and possible extra bedroom or bath. The acreage has a training round pen, small barn and heated shop, less than a mile, easy ride from the scenic Battle River Valley, and close to historic battlefields, and buffalo pounds. The drilled well with submersible pump 18gpm, is 60' feet deep and the acreage has 1 stock waterer. The shop has its on septic tank. Extra features hot water in-floor in the log home and shop, and both buildings also have wood stoves for added pleasure.

Built in 2017



## Essential Information

MLS® #	A2191398
Price	\$459,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,176
Acres	14.21
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	38525 Range Road 123
Subdivision	NONE
City	Rural Paintearth No. 18, County of
County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C 0X0

## Amenities

Parking	None
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## Interior

Interior Features	Kitchen Island, See Remarks
Appliances	Electric Stove, Refrigerator
Heating	Boiler, In Floor, Propane, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Farm
Roof	Metal

Construction	Log
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 29th, 2025
Days on Market	40
Zoning	CRA

### **Listing Details**

Listing Office	Royal LePage Tamarack Trail Realty
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