

## \$415,000 - 545011 Rr 155, Rural Two Hills County

MLS® #E4440152

**\$415,000**

4 Bedroom, 1.50 Bathroom, 1,173 sqft

Rural on 79.62 Acres

None, Rural Two Hills County, AB

Farmland, Developed Yard site, Residence. Excellent Starter Package or Add to Current Ventures! For Sale by Tender: South half of SW 32-54-15 W4. Mostly arable acres. Currently in pasture, fenced and cross fenced. 79.62 acres with developed yard; including natural gas, power, 3 water wells and septic system. Spacious bungalow with 2 bedrooms upstairs and 2 downstairs, wood-stove for cozy living room, other amenities. Detached garage/workshop, barn with new galvalume roof, large pole shed, 40'™ sea can, and well maintained out buildings. School bus routes operate in close proximity. 25 minutes to Vegreville and all it offers.

Built in 1952

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440152  |
| Price          | \$415,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,173     |
| Acres          | 79.62     |
| Year Built     | 1952      |
| Type           | Rural     |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 545011 Rr 155          |
| Area        | Rural Two Hills County |
| Subdivision | None                   |
| City        | Rural Two Hills County |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9C 1T6                |

### Amenities

|          |   |
|----------|---|
| Features | Carbon Monoxide Detectors, Crawl Space, Deck, Detectors Smoke, Exercise Room, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Smart/Program. Thermostat, R.V. Storage |
|----------|---|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, No Through Road, Recreation Use, Subdividable Lot, Treed Lot |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 60        |

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Listing information last updated on June 16th, 2025 at 12:17pm MDT