

# \$330,000 - 312031 Rr 19-2, Rural Starland County

MLS® #A2193523

**\$330,000**

3 Bedroom, 1.00 Bathroom, 1,349 sqft

Residential on 7.78 Acres

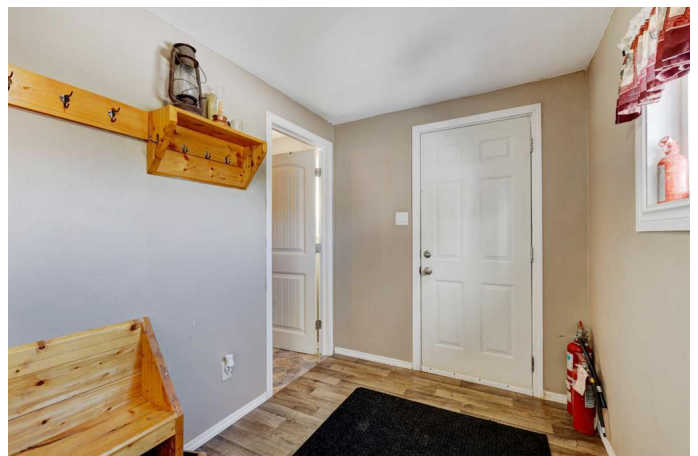
NONE, Rural Starland County, Alberta

Country living is easy when you're this close to small town amenities on an acreage only 20 minutes from Drumheller, and 10 minutes from Morrin and Delia. This peaceful property consists of a well taken care of farmhouse with modern upgrades, including a beautifully renovated kitchen. Choosing your primary bedroom may be difficult, as each floor boasts ample space for you to create your own personal oasis, and a wood burning stove in the living room provides extra cozy warmth in the winter. A double detached garage, large quonset, and four outbuildings on this 7.78 acre lot allow for storage and options for a variety of other uses. With an abundance of extra space and the well established treeline to the north as added protection from wind, your gardening opportunities are almost boundless. Book a viewing today and see what this country lifestyle can offer you.

Built in 1925

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2193523  |
| Price          | \$330,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,349     |
| Acres          | 7.78      |
| Year Built     | 1925      |



|          |                                           |
|----------|-------------------------------------------|
| Type     | Residential                               |
| Sub-Type | Detached                                  |
| Style    | Acreage with Residence, 1 and Half Storey |
| Status   | Active                                    |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 312031 Rr 19-2        |
| Subdivision | NONE                  |
| City        | Rural Starland County |
| County      | Starland County       |
| Province    | Alberta               |
| Postal Code | T0J 2B0               |

### Amenities

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Parking      | Double Garage Detached, Gravel Driveway, Multiple Driveways |
| # of Garages | 2                                                           |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                        |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator |
| Heating           | Forced Air                                            |
| Cooling           | None                                                  |
| Fireplace         | Yes                                                   |
| # of Fireplaces   | 1                                                     |
| Fireplaces        | Living Room, Wood Burning Stove                       |
| Has Basement      | Yes                                                   |
| Basement          | Finished, Full                                        |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard                            |
| Lot Description   | Back Yard, Lawn, Treed, Garden, Many Trees, Native Plants |
| Roof              | Asphalt Shingle                                           |
| Construction      | Stucco                                                    |
| Foundation        | Poured Concrete                                           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 42               |
| Zoning         | AG               |

**Listing Details**

Listing Office                      Royal LePage Wildrose Real Estate-Drumheller

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