

# **\$475,000 - 163062 Township Rd 565, Rural Lamont County**

MLS® #E4440160

**\$475,000**

3 Bedroom, 1.00 Bathroom, 1,252 sqft

Rural on 37.00 Acres

None, Rural Lamont County, AB

A rare find! 37 acres with 3 bedroom home, triple car garage, hip roof barn with loft, pole shed, chicken coop and endless potential to build your Acreage dreams! Right on the edge of the village of Andrew, the private property is fully fenced with a gated driveway that leads in through the tree belt into the manicured yard. There is a garden plot with greenhouse, outdoor fireplace and grill, a fenced area surrounding the house and groomed trails that take you through the property and out to the field where 27 acres is seeded to quality horse hay. The bungalow with covered front porch has some updates and requires some finishing touches. It has open concept living and dining room with arch details, new kitchen counter tops, fresh light fixtures, vinyl flooring and big bright windows plus plenty of storage, two bedrooms and a 5 piece bathroom with jetted tub are on the main floor along with a mud room at the back entrance with a walk in pantry. Downstairs is another bedroom, cold storage and laundry room.

Built in 1961

## **Essential Information**

MLS® # E4440160

Price \$475,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,252
Acres	37.00
Year Built	1961
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	163062 Township Rd 565
Area	Rural Lamont County
Subdivision	None
City	Rural Lamont County
County	ALBERTA
Province	AB
Postal Code	T0B 0C0

### Amenities

Features	Off Street Parking, Deck, Dog Run-Fenced In, Fire Pit, Front Porch, Greenhouse, Parking-Extra, R.V. Storage
----------	---

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Level Land, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 3rd, 2025
-------------	----------------

Days on Market 21

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 24th, 2025 at 6:02am MDT