

## \$145,000 - 62114 Rr 213, Rural Thorhild County

MLS® #E4441724

**\$145,000**

1 Bedroom, 0.50 Bathroom, 280 sqft

Rural on 10.01 Acres

None, Rural Thorhild County, AB

Welcome to your own slice of country paradise - this 10.01-acre property, located just west of Newbrook, offers a peaceful rural lifestyle. The yard is attractively landscaped with lilacs lining the driveway & a cozy firepit area, perfect for weekend relaxation. Several outbuildings including hip-roof barn, cold storage shed, rabbit hutch, 2 tarp sheds, metal grain bin, chicken coop, brooder house & granaries. A 10x28 1-bdrm trailer (no water/sewer) with kitchenette serves as a comfortable weekend getaway. Ideal for hobby farming or self-sufficiency, the property includes a large garden area with a variety of fruit trees & shrubs. About 5 acres are fenced with high-tensile wire & was previously used for goats; 2 livestock sheds are also included. The perimeter is planted with willow, spruce & maple trees, great for the future shelterbelt. Located directly across from a grazing lease & crown land, the area is rich in wildlife—deer, moose & even the occasional bear. GST is applicable to the sale price

Built in 1978

### Essential Information

MLS® #	E4441724
Price	\$145,000
Bedrooms	1



Bathrooms	0.50
Half Baths	1
Square Footage	280
Acres	10.01
Year Built	1978
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

### **Community Information**

Address	62114 Rr 213
Area	Rural Thorhild County
Subdivision	None
City	Rural Thorhild County
County	ALBERTA
Province	AB
Postal Code	T0A 2P0

### **Amenities**

Features	See Remarks
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### **Interior**

Heating	Forced Air-1, Oil
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Low Maintenance Landscape, Recreation Use, Rolling Land, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Wood

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	19
Zoning	Zone 60

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Listing information last updated on June 28th, 2025 at 3:47am MDT