

## \$289,000 - 59304 Rg Rd 230, Rural Thorhild County

MLS® #E4448128

**\$289,000**

1 Bedroom, 1.00 Bathroom, 581 sqft

Rural on 7.41 Acres

None, Rural Thorhild County, AB

7.41 ACRE ACREAGE WITH AN ABUNDANCE OF OUTBUILDINGS. Located between Clyde and Thorhild you will find this amazing opportunity. 581 sq ft well maintained 1 bedroom home with 4 pce bath, modest kitchen, dining & living room. Outside you will find one car garage w/ auto opener, 18x26 workshop w/ concrete floor, 26x30 barn w/ stalls & hay loft, 28x58 pole shed for machine storage, 17.5x28 storage shed, insulated pump house & numerous other outbuildings and grain storage buildings. Yard site is fully serviced with power, natural gas, good drilled well, and septic system. There is a large, treed area to the north of the yard site as well as a mature perimeter tree line. Lots of room to fence for animals. Move in and enjoy, use as your weekend getaway or build your dream home in this established yard. All of this located just outside of the hamlet of Thorhild, less than an hour from Edmonton & Fort Saskatchewan. Alberta's Industrial Heartland only a 45-minute commute.

Built in 1965

### Essential Information

MLS® #	E4448128
Price	\$289,000
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	581
Acres	7.41
Year Built	1965
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	59304 Rg Rd 230
Area	Rural Thorhild County
Subdivision	None
City	Rural Thorhild County
County	ALBERTA
Province	AB
Postal Code	T0G 0P0

### Amenities

Features	No Animal Home, No Smoking Home, See Remarks
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### Interior

Heating	See Remarks, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Low Maintenance Landscape, Private Setting, Treed Lot
Construction	Wood
Foundation	Slab

### Additional Information

Date Listed	July 16th, 2025
Days on Market	11
Zoning	Zone 60

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