



## 61402 Range Road 213 Rural Thorhild County AB

\$225,000

Country acreage on corner lot, 10.48 acres nestled in the woods surrounded by farmland. Already setup: Modular home and full unfinished concrete basement which has access from covered porch. Features double detached heated Garage, Shed, Pole shed, gated circular driveway, underground power to yardsite, drilled water well, septic redone in 2019. Live full time or as a hideout in mature treed location, some open area where homestead still stands, garden spot beyond the yardsite. Come in: main floor front living room has wood fireplace, open to flex area marked as den, adjacent dining room has patio access to covered back deck, open to kitchen with updated 2017 appliances. Primary bedroom+3 piece ensuite, 2 more bedrooms, 3 piece bath, storage, convenient laundry just off backdoor & mudroom area. Basement: separate access, established large bedroom+ 3 piece bath, storage, utility space for water system, open area with windows you can create extra living space. Gas furnace & HWT since 2017 Wood furnace too.

Listing Presented By:



Originally Listed by:  
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