

\$299,000 - 781032 Range Road 23 Road, Wanham

MLS® #A2163515

\$299,000

2 Bedroom, 1.00 Bathroom, 1,088 sqft

Residential on 19.79 Acres

NONE, Wanham, Alberta

Escape to the country! If you looking for your own slice of paradise at an affordable price then you need to have a look at this beautiful acreage located in the Wanham area. This 20 acre parcel is like a private park area with a great mix of natural forest, rows of mature planted trees and open field areas providing room to raise some animals or just some space to play. The home is bright and open with recent updates including new shingles, paint and some flooring. The living area is bright and open with a spacious eat in kitchen and a large living room. There are two bedrooms in the home, a large washroom and a large laundry room with plenty of storage. Outside the covered 10x36 deck extends the living space providing room to enjoy the peace of your surroundings. In addition to the main house there is a 24x48 pole building, with one side closed for a workshop and the other side open. There are also numerous other outbuildings including a chicken coop with run, greenhouse, wood shelter, a small barn and old wooden granaries for storage. This property is located just 2 km off pavement, 8 minutes from Wanham, 16 minutes to Rycroft and 1 hour to Grande Prairie or Fairview. With immediate possession available you can settle in and enjoy fall in your new country home! For more information or to view contact your favorite Real Estate professional today!

Built in 2000



Essential Information

MLS® #	A2163515
Price	\$299,000
Sold Price	\$290,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,088
Acres	19.79
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Sold

Community Information

Address	781032 Range Road 23 Road
Subdivision	NONE
City	Wanham
County	Birch Hills County
Province	Alberta
Postal Code	T0H 3P0

Amenities

Parking Spaces	8
Parking	Covered, Driveway, Parking Pad

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Vinyl Windows, Laminate Counters, Open Floorplan
Appliances	Electric Stove, Freezer, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Fruit Trees/Shrub(s), Front Yard, Landscaped, Many Trees, No Neighbours Behind, Native Plants, Private, Rectangular Lot, Secluded,

	Treed
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	September 5th, 2024
Date Sold	March 18th, 2025
Days on Market	193
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage - The Realty Group
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