

\$299,900 - 545019 Hiway 36, Rural Two Hills County

MLS® #E4432160

\$299,900

4 Bedroom, 2.00 Bathroom, 1,153 sqft

Rural on 1.71 Acres

None, Rural Two Hills County, AB

Country living on this 1.71 acre parcel land with a 2+2 fully developed bungalow with an attached two car garage located 1/4 kilometres from the Town of Two Hills with HWY 36 access and a view if the Vermillion River. The home's main floor features a family sized living room, dining area, kitchen with ample oak cupboards, a 4 pc bath and two bedrooms. The basement development includes 2 bedrooms, a 4pc bathroom, recreation room, a cold room , flex area(could be a second kitchen), laundry and a utility room with additional storage space. The enclosed 3 season sun room is a delightful bonus, perfect for relaxing in the morning or evening. Outbuildings include a metal shed, chicken coop, 24'x36' shop with dirt floor, plus a lean two. A 6 foot wide breezeway connects the home and the garage. The property is completely fenced with metal roofing recently installed on the home and the garage, plenty room for your garden and RV storage and conveniently next to the Two Hills trout pond.

Built in 1960

Essential Information

MLS® #	E4432160
Price	\$299,900
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,153
Acres	1.71
Year Built	1960
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	545019 Hiway 36
Area	Rural Two Hills County
Subdivision	None
City	Rural Two Hills County
County	ALBERTA
Province	AB
Postal Code	T0B 4K0

Amenities

Features	Detectors Smoke, R.V. Storage, Sunroom, Vinyl Windows
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Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 23rd, 2025
Days on Market	9
Zoning	Zone 60

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Listing information last updated on May 2nd, 2025 at 6:32am MDT