

# **\$400,000 - 514030 Range Road 163, Rural Lamont County**

MLS® #E4433204

**\$400,000**

2 Bedroom, 1.00 Bathroom, 956 sqft

Rural on 14.73 Acres

None, Rural Lamont County, AB

Peaceful Country Living on a Beautiful Treed Acreage! This new condition 956 square foot 2017 mobile home offers 2 bdrms & all the comforts of rural living. Nestled among mature trees, this private and serene 14+ acre property features ample space for gardening, recreation & enjoying nature. A new 230-ft well was installed in 2017 by Big Iron Drilling (\$30K investment), ensuring a reliable water source. Inside, tons of windows provide stunning views of your property & a nice deck is perfect for enjoying your morning coffee. The property includes 8 outbuildings, including a large shed w/ electricity, a powered workshop & a granary. Two sea cans (one large, one smaller) provide great storage options. Also included are two riding lawn tractors (one from 2020, one older). Everything there stays! The whole pasture area behind the house is fenced or can be used for hay. Close to Mundare & Vegreville, this home is on the school bus route & has mail delivery. A great mix of comfort, function, and rural charm!

Built in 2017

## **Essential Information**

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Price \$400,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	956
Acres	14.73
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	514030 Range Road 163
Area	Rural Lamont County
Subdivision	None
City	Rural Lamont County
County	ALBERTA
Province	AB
Postal Code	T0B 3H0

### Amenities

Features	No Animal Home, No Smoking Home, Vinyl Windows
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Low Maintenance Landscape, See Remarks
Construction	Wood
Foundation	Slab

### Additional Information

Date Listed	April 28th, 2025
Days on Market	3
Zoning	Zone 60

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Listing information last updated on May 1st, 2025 at 8:02am MDT