

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

MLS® #E4457167

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,153 sqft

Rural on 1.71 Acres

None, Rural Two Hills County, AB

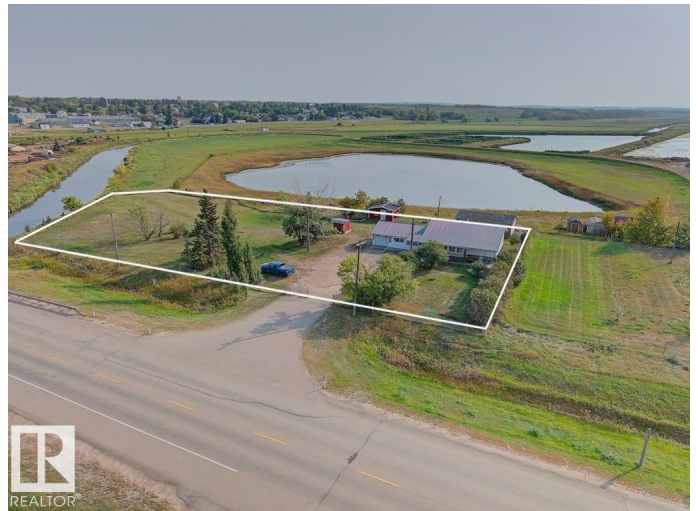
Country living awaits on this 1.71-acre parcel, featuring a 2+2 fully developed bungalow with an attached two-car garage. Located 1/4 kilometre from the Town of Two Hills, next to the Two Hills trout pond. Offering HWY 36 access and a view of the Vermillion River. The home's main floor features a family-sized living room, dining area, kitchen with ample oak cupboards, a 4PC bath and two bedrooms. The basement development includes two bedrooms, a 4PC bathroom, a recreation room, a cold room, a flex area (could be a second kitchen), a 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-to. A 6-foot-wide breezeway connects the home and the garage. The property is completely fenced, with metal roofing recently installed on the house and garage. There is plenty of room for your garden and RV storage.

Built in 1960

### Essential Information

MLS® # E4457167

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	September 11th, 2025
Days on Market	4

## Zoning

## Zone 60

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Listing information last updated on September 15th, 2025 at 2:17am MDT