

\$675,000 - 11206 512 Township, Rural Minburn No. 27, County of

MLS® #A2188508

\$675,000

4 Bedroom, 3.00 Bathroom, 1,657 sqft
Residential on 8.06 Acres

NONE, Rural Minburn No. 27, County of, Alberta

Move-In Ready Bungalow on 8 Acres â€”

Perfect for Your Next Home!

Located just half a kilometre off paved roads and 5 minutes to the community of Innisfree, this stunning bungalow offers the perfect mix of space, comfort, and natural beauty. Set on 8 acres, this property is fully move-in ready and designed to meet all your needs. The main floor boasts: a bright eat-in kitchen; a cozy family room with a wood-burning fireplace; a formal dining room and a spacious living room filled with natural light from large south-facing windows. Three bedrooms, including a master with an ensuite, plus a full 4-piece bathroom. The fully finished basement adds even more living space: A massive recreation room, perfect for family movie nights or game days; an oversized bedroom with a large closet; a dedicated craft or office space; a storage room and a 3-piece bathroom. Recent upgrades include: New windows, A/C, shingles, eavestroughs, and fresh paint (interior and exterior). Outdoor features include: A newly built second double-car garage with plenty of room for vehicles, toys, and equipment; Fencing and cross-fencing with page wire suitable for goats and sheep; A fruit-producing orchard with 30+ trees and a large garden plotâ€”ideal for gardeners; A gazebo for relaxing summer days and a fire pit for cozy evenings under the



stars. This property is truly a must-see.
Don't miss out on your chance to own this incredible acreage home! The Village of Innisfree offers a Kindergarten-grade 12 school, a convenience store with gas station, banking, postal service and a short commute to major centers including Vegreville, Vermilion and Edmonton.

Built in 1980

Essential Information

MLS® #	A2188508
Price	\$675,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,657
Acres	8.06
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	11206 512 Township
Subdivision	NONE
City	Rural Minburn No. 27, County of
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 2G0

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Single Garage Attached, Driveway, Garage Door Opener, Garage Faces Front
# of Garages	4

Interior

Interior Features	Central Vacuum, Chandelier, No Smoking Home, Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Glass Doors, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Fruit Trees/Shrub(s), Garden, Gazebo, Gentle Sloping, Lawn, Pasture
Roof	Asphalt Shingle
Construction	Wood Frame, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	January 16th, 2025
Days on Market	198
Zoning	Agric

Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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