

# \$990,000 - 15431 Township Road 385a, Rural Paintearth No. 18, County of

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MLS® #A2227205

**\$990,000**

3 Bedroom, 2.00 Bathroom, 2,087 sqft  
Agri-Business on 160.00 Acres

NONE, Rural Paintearth No. 18, County of,  
Alberta

Welcome to your dream country estate â€“  
160 acres of opportunity and tranquility!

This stunning 160-acre property offers the perfect blend of lifestyle and productivity. With 100 acres of mixed hay and cultivated land, and the balance in pasture and a beautifully maintained yard site, this is an ideal setup for a working farm or peaceful rural retreat.

At the heart of the property is a beautifully renovated home featuring major upgrades and additions completed in 2005, including new windows, updated flooring, and a modernized kitchen. Enjoy the outdoors year-round from the covered wrap-around deck with high-quality railings, perfect for relaxing or entertaining.

The spacious interior boasts a huge entryway and flows seamlessly into a warm and welcoming living space. Practical features abound with a detached garage, 30x40 heated shop (built in 2021), 40x60 Quonset, and a fully equipped barnyard with automatic waterers.

Water is plentiful with two dugouts and two water wells. The beautifully landscaped yard includes a greenhouse, chicken coop, basketball court, and a large garden â€“ all



designed for comfort, self-sufficiency, and recreation.

### **Essential Information**

MLS® #	A2227205
Price	\$990,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,087
Acres	160.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### **Community Information**

Address	15431 Township Road 385a
Subdivision	NONE
City	Rural Paintearth No. 18, County of
County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C1M0

### **Amenities**

Parking	Double Garage Detached
# of Garages	2

### **Interior**

Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Storage, Basketball Court
Lot Description	Back Yard, Farm, Front Yard, Garden, Landscaped, Lawn, Native

	Plants, Pasture, Private, Secluded, Yard Drainage
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	6
Zoning	AG

### **Listing Details**

Listing Office	CIR Realty
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