

\$324,900 - 10317 Township Road 512, Rural Minburn No. 27, County of

MLS® #A2242674

\$324,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 3.85 Acres

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

Escape the city and enjoy the peace and quiet of rural life with this well-maintained 3.85-acre acreage in Alberta. Featuring a spacious 2007 mobile home with 3 bedrooms and 2 bathrooms, this property is perfect for families, retirees, or anyone looking to embrace a slower pace and more space.

Step inside to an inviting open-concept kitchen, dining, and living area filled with natural light—ideal for everyday living and entertaining. A covered deck extends your living space outdoors, perfect for relaxing or enjoying warm summer evenings.

The acreage also boasts a 38' x 50' tarp shed, ideal for storing vehicles, equipment, or recreational toys. Several additional outbuildings offer flexible options for storage, hobbies, or workshop use.

Conveniently located on a school bus route, this acreage is family-friendly and provides a safe, quiet setting for raising children.

Whether you're searching for your first acreage, a peaceful retirement property, or a fresh start in the country, this home delivers excellent value, comfort, and versatility. Located close to the Village of Innisfree, it offers a k-12 school, banking, post office, 24



hour convenience store and gas station and is within easy commuting distance to Vegreville or Vermilion, and is 1 1/2 hours east of Edmonton

Built in 2007

Essential Information

MLS® #	A2242674
Price	\$324,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	3.85
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

Community Information

Address	10317 Township Road 512
Subdivision	NONE
City	Rural Minburn No. 27, County of
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 2G0

Amenities

Parking Spaces	8
Parking	RV Access/Parking

Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Satellite TV Dish, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Propane

Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s), Storage, RV Hookup
Lot Description	Fruit Trees/Shrub(s), Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Aluminum Siding, Mixed
Foundation	Piling(s)

Additional Information

Date Listed	July 23rd, 2025
Days on Market	109
Zoning	Agricultural

Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.