

# \$330,000 - 312031 Rr 19-2, Rural Starland County

MLS® #A2193523

**\$330,000**

3 Bedroom, 1.00 Bathroom, 1,349 sqft  
Residential on 7.78 Acres

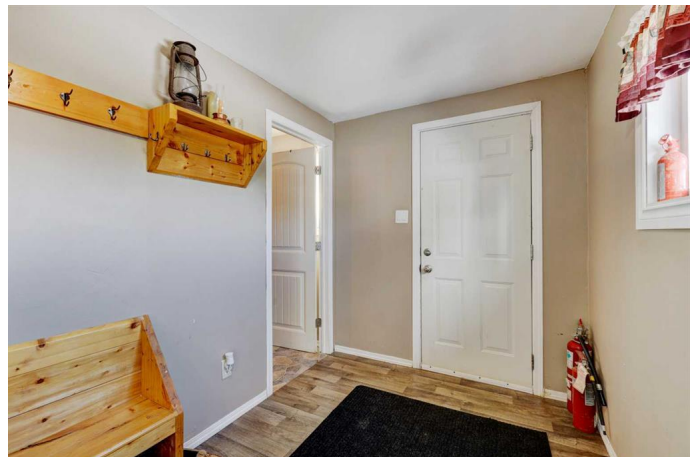
NONE, Rural Starland County, Alberta

Country living is easy when you're this close to small town amenities on an acreage only 20 minutes from Drumheller, and 10 minutes from Morrin and Delia. This peaceful property consists of a well taken care of farmhouse with modern upgrades, including a beautifully renovated kitchen. Choosing your primary bedroom may be difficult, as each floor boasts ample space for you to create your own personal oasis, and a wood burning stove in the living room provides extra cozy warmth in the winter. A double detached garage, large quonset, and four outbuildings on this 7.78 acre lot allow for storage and options for a variety of other uses. With an abundance of extra space and the well established treeline to the north as added protection from wind, your gardening opportunities are almost boundless. Book a viewing today and see what this country lifestyle can offer you.

Built in 1925

## Essential Information

MLS® #	A2193523
Price	\$330,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,349
Acres	7.78
Year Built	1925



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	312031 Rr 19-2
Subdivision	NONE
City	Rural Starland County
County	Starland County
Province	Alberta
Postal Code	T0J 2B0

### **Amenities**

Parking	Double Garage Detached, Gravel Driveway, Multiple Driveways
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Lawn, Treed, Garden, Many Trees, Native Plants
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	44
Zoning	AG

## Listing Details

Listing Office          Royal LePage Wildrose Real Estate-Drumheller

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.