

# \$649,000 - Ptn Of Se 27-53-13-w4, 534008 Range Rd 132, Two Hills

MLS® #A2193290

**\$649,000**

4 Bedroom, 3.00 Bathroom, 2,495 sqft  
Residential on 7.81 Acres

NONE, Two Hills, Alberta

EXTREMELY Well Built spacious HOME with careful attention paid to every detail! One floor 2,495 sq ft ranch style home with 9ft high ceilings offers 4 Bedrooms, 2.5 baths, large Bonus Room and a private living room. Tremendous kitchen with large island and adjoining massive dining / sitting room. Home comes with appliances, tiled floors, and high quality finishings. In-floor heating with auxillary forced air system that is distributed via heating ducts strategically placed in interior walls. Utility Room is checker plated and very well designed with all high end necessities. Home is extremely well insulated in ceiling, plus both interior & exterior walls which are complimented with triple pane glass windows. This large 7.81ac Acreage has numerous outbuildings including a Barn, modest workshop, sheds, grain bin, and chicken coops. There are also several livestock pens, a few pastures and an automatic waterer. Don't delay, call today. This is a Move-in Ready "like new" Home in Country!

Built in 2016

## Essential Information

MLS® #	A2193290
Price	\$649,000
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	2,495
Acres	7.81
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	Ptn Of Se 27-53-13-w4, 534008 Range Rd 132
Subdivision	NONE
City	Two Hills
County	Two Hills No. 21, County of
Province	Alberta
Postal Code	T0B 4K0

### **Amenities**

Utilities	Natural Gas Connected, Sewer Connected, Electricity Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Landscaped, Many Trees, Treed, Other
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Mixed, Wood Frame, Masonite
Foundation	Slab

**Additional Information**

Date Listed	February 11th, 2025
Days on Market	69
Zoning	CR

**Listing Details**

Listing Office	Real Estate Centre - Vermilion
----------------	--------------------------------

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.