

# **\$265,000 - 39218 Highway 36, Rural Paintearth No. 18, County of**

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MLS® #A2217363

**\$265,000**

3 Bedroom, 2.00 Bathroom, 887 sqft  
Residential on 11.27 Acres

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

This property is the perfect blend of outdoor space and charming living space in this 3-bedroom, 2-bathroom home. This property is nestled on an expansive 11.27 acres. Located amidst serene surroundings, this property is ideal for those seeking a peaceful lifestyle away from the hustle and bustle. Step inside to find a warm and inviting interior featuring stunning hardwood flooring and stylish slate tile. The main floor boasts a spacious layout that includes a well-appointed kitchen with laminate countertops and a tile backsplash. The comfortable living area flows seamlessly, making it an ideal space for family gatherings. Retreat to the generously sized bedrooms, where you'll appreciate the solid wood interior doors and charming details throughout. The main floor is thoughtfully designed with a 4-piece bathroom, ensuring convenience for all. Venture downstairs to the basement, which features a 2-piece bathroom that is plumbed for a shower, offering endless potential for customization to fit your lifestyle. Imagine crafting the ultimate recreational space or additional living quarters in this versatile area! The exterior of the home is just as impressive, boasting a durable metal roof and low-maintenance vinyl siding. A brand-new detached 24x28 garage, built in 2024, includes in-floor heatingâ€”perfect for car enthusiasts or as a workshop space. Embrace outdoor living



with a gas line for your BBQ, ready to host summer cookouts. With no gravel in sight, youâ€™ll enjoy a neat and tidy yard that showcases the natural beauty of your private oasis. This property not only offers ample space to explore and relax but also presents plenty of opportunities for future development. Donâ€™t miss your chance to own this incredible country retreat!

Built in 1950

**Essential Information**

MLS® #	A2217363
Price	\$265,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	887
Acres	11.27
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	39218 Highway 36
Subdivision	NONE
City	Rural Paintearth No. 18, County of
County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C 0X0

**Amenities**

Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Gravel Driveway
# of Garages	2

## Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Water Purifier, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Treed, Views
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 3rd, 2025
Days on Market	5
Zoning	Ag

## Listing Details

Listing Office	Coldwell Banker Battle River Realty
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