\$450,000 - 163062 Township Road 565, Rural Lamont County

MLS® #A2219919

\$450,000

3 Bedroom, 1.00 Bathroom, 1,252 sqft Residential on 37.00 Acres

NONE, Rural Lamont County, Alberta

A rare find!!! 37 acres with 3 bedroom home, triple car garage, hip roof barn with loft, pole shed, chicken coop and endless potential to build your Acreage dreams! Right on the edge of the village of Andrew, the private property is fully fenced with a gated driveway that leads in through the tree belt into the manicured yard. There is a garden plot with greenhouse, outdoor fireplace and grill, a fenced area surrounding the house and groomed trails that take you through the property and out to the field where 27 acres is seeded to quality horse hay. Gaze over your property from the comfort of your covered front porch of the updated bungalow that has an open concept living and dining room with arch details, new kitchen counter tops, fresh light fixtures, vinyl flooring and big bright windows. Plenty of storage, two bedrooms and a 5 piece bathroom with jetted tub are on the main floor along with a mud room at the back entrance with a walk in pantry. Downstairs is another bedroom, cold storage, laundry room and spacious bonus area with windows that could be developed or continue to be used for storage. Some finishing touches here will have it feeling like new! There is a tin roof on the house and newer vinyl siding on the home and heated, detached triple garage. 220 power and three automatic doors, built in shelving and massive windows help create the ultimate man cave here! The village of Andrew has a new charter







school opening in September, grocery stores, gas stations, post office, banks, mechanics and handyman service, shops and restaurants and is just over an hour drive to Edmonton. This is a clean and gorgeous property with flexible possession just waiting to be made your own!

Built in 1961

Essential Information

MLS® # A2219919

Price \$450,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,252

Acres 37.00

Year Built 1961

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

Community Information

Address 163062 Township Road 565

Subdivision NONE

City Rural Lamont County

County Lamont County

Province Alberta
Postal Code T0B 0C0

Amenities

Parking Off Street, RV Access/Parking, Triple Garage Detached

of Garages 3

Interior

Interior Features Closet Organizers, Open Floorplan, Pantry, Built-in Features, Jetted

Tub, Recessed Lighting

Appliances Dishwasher, Microwave, Refrigerator, Stove(s)

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Garden, Private Entrance, Private Yard, Dog Run, Fire Pit

Lot Description Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level,

Private, Farm, Meadow, Many Trees, Pasture

Roof Metal

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 10th, 2025

Days on Market 172 Zoning Ag

Listing Details

Listing Office Coldwell Banker Battle River Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.