

# \$325,000 - 40 Railway Avenue, Blue Ridge

MLS® #A2266829

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 1.21 Acres

NONE, Blue Ridge, Alberta

Acreage Living with Town Convenience â€”  
Just Outside Blue Ridge

Enjoy the best of both worlds with this 1.21-acre property located right on the edge of Blue Ridge. This acreage offers the peace and space of country living with the convenience of town services â€” including town water and a septic system that pumps into the town sewer. Youâ€™ll love the pavement all the way to your driveway, with only the last 100 meters being gravel.

The 2008-built mobile home provides a spacious 1,520 sq. ft. of comfortable living space. Inside, youâ€™ll find 3 bedrooms, 2 full bathrooms, and a den â€” perfect for a home office or hobby space. The bright, open layout features a functional kitchen, generous dining area, and a welcoming living room ideal for family gatherings. A 10' x 14' sunroom extends your living space and offers the perfect spot to relax and enjoy the surrounding views year-round.

Outside, a 24' x 26' garage with radiant heat, concrete floor, and metal roof adds both practicality and value â€” great for vehicles, storage, or a workshop. The yard offers ample room for gardens, kids, and pets, with plenty of privacy and a true acreage feel.

This property combines small-town comfort, modern amenities, and country tranquility â€”



an ideal place to call home.

Built in 2008

### **Essential Information**

MLS® #	A2266829
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	1.21
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

### **Community Information**

Address	40 Railway Avenue
Subdivision	NONE
City	Blue Ridge
County	Woodlands County
Province	Alberta
Postal Code	T0E 0B0

### **Amenities**

Parking	Additional Parking, Double Garage Detached, Heated Garage, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features None  
Lot Description Level, Low Maintenance Land  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation None

### Additional Information

Date Listed October 23rd, 2025  
Days on Market 8  
Zoning Hamlet Residential



### Listing Details

Listing Office EXIT REALTY RESULTS

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