

# \$622,500 - 551040 Range Road 85, Rural Two Hills County

MLS® #E4419712

**\$622,500**

7 Bedroom, 4.00 Bathroom, 2,488 sqft

Rural on 12.01 Acres

None, Rural Two Hills County, AB

This beautifully designed two-storey home is located on a quiet county road near the North Saskatchewan River, offering a peaceful setting with plenty of space for the whole family. With seven bedrooms—five upstairs and two on the lower level—this property is well-suited for large or growing households. The walk-out basement offers excellent potential for an in-law suite or multi-generational living. At the heart of the home, an open-concept kitchen features a massive island with seating for seven—ideal for everyday living and entertaining alike. Step out onto the covered back deck, complete with a screened-in section, where you can enjoy the outdoors in comfort across the seasons. A triple attached garage provides ample space for parking, tools, and storage. This rural gem combines comfort, functionality, and scenic surroundings—an ideal family home in the heart of the countryside.

Built in 2019

## Essential Information

MLS® #	E4419712
Price	\$622,500
Bedrooms	7
Bathrooms	4.00



Full Baths	3
Half Baths	2
Square Footage	2,488
Acres	12.01
Year Built	2019
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	551040 Range Road 85
Area	Rural Two Hills County
Subdivision	None
City	Rural Two Hills County
County	ALBERTA
Province	AB
Postal Code	T0A 4K0

### Amenities

Features	Deck, Fire Pit, No Smoking Home, R.V. Storage, Walkout Basement
----------	---

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Private Setting, River Valley View, Treed Lot, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 30th, 2025
Days on Market	157

## Zoning

## Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 8:47pm MDT