

\$239,000 - 39218 Highway 36, Rural Paintearth No. 18, County of

MLS® #A2217363

\$239,000

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 | \$239,000 |
| 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, Gravel Driveway, Heated Garage |
| # 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

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|----------------|---------------|
| Date Listed | May 3rd, 2025 |
| Days on Market | 54 |
| Zoning | Ag |

Listing Details

| | |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
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