

# \$450,000 - Lot 3 19226 Twp 631 A Long Lake, Rural Thorhild County

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MLS® #A2196085

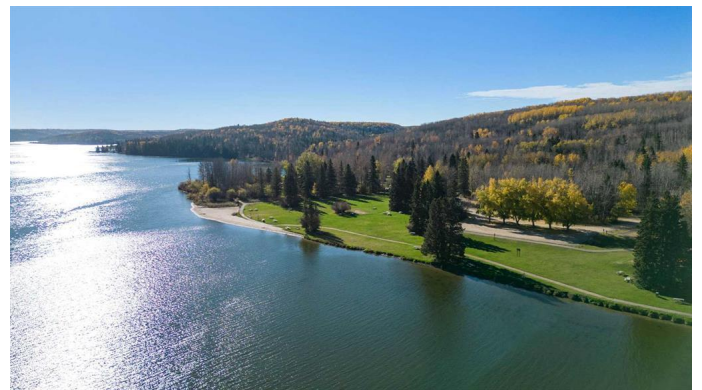
**\$450,000**

5 Bedroom, 2.00 Bathroom, 1,470 sqft  
Residential on 7.12 Acres

N/A, Rural Thorhild County, Alberta

7.12 ACRES features a fabulously renovated 5 bedroom, 2 bathroom, story and a half home close to LONG LAKE Provincial park. You will love the spacious kitchen with the granite countertops, separate dining area, tons of natural lighting and high ceilings in the living room with beautiful flooring. Main floor also boast 2 large bedrooms and a full bathroom plus a flex room upstairs for your enjoyment. Downstairs is fully developed with 3 more large bedrooms, full bathroom with a sauna and family room area. You will love all the space and enjoy making memories on this fantastic acreage. The shop measures 22'x42', and has 2 garage doors, with electricity. Behind the shop is roughly 3.5 acres suitable for pasture land or hay. Upgrades in the home include plumbing (2015), Water softener system (2019), well pump (2021), high efficiency hot water tank and furnace (2018) shingles and siding (2022). This home boasts so many upgrades that your going to want to book your own personal showing. Located only 15 minutes form Boyle, 1.5 hrs from Edmonton, 2.45 hrs from Fort McMurray. Close to Golfing, lakes, down hill skiing, XCalibre Paint Ball Park. MAKE YOUR DREAM COME TRUE AND CALL TODAY !! Water source is a well and Septic Tank 2000 GAL installed in 2021.

Built in 1979



## Essential Information

MLS® #	A2196085
Price	\$450,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,470
Acres	7.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

## Community Information

Address	Lot 3 19226 Twp 631 A Long Lake
Subdivision	N/A
City	Rural Thorhild County
County	Thorhild County
Province	Alberta
Postal Code	T0A3J0

## Amenities

Parking	Gravel Driveway, Triple Garage Detached
# of Garages	3

## Interior

Interior Features	High Ceilings, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Landscaped, Close to Clubhouse, Creek/River/Stream/Pond, Level, Many Trees

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	44
Zoning	country res

### **Listing Details**

Listing Office	RE/MAX Connect
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