

\$799,000 - 49425 Hwy 870, Innisfree

MLS® #A2192075

\$799,000

4 Bedroom, 3.00 Bathroom, 1,286 sqft
Residential on 26.14 Acres

NONE, Innisfree, Alberta

Welcome to the Rhinestone Retreat

Property: <https://vimeo.com/997869391>

-Two Home Acreage on Pavement with heated Shop, large Storage Shed and big Barn with corrals set-up for Livestock.

TRANSLATION: Perfect Property to Live, Work and Play!!! Spacious main Home with Sunroom, Jacuzzi Tub, and renovated Kitchen can readily accommodate a large family & company; while the 2009 yr completed Custom Logsmith built CABIN made out of 12inch diameter Red Pine Logs with in-floor heating offers the dream stay for any guests. Cabin is a great place to gather at sunrise and listen to the multitude of birds singing in the morning. Property also comes with 3-4 power hookups for RVs.

-Both Homes have inviting covered decks, many Appliances, plus a Gas fireplace in one & Wood stove in the other. Property has a soothing Hot Tub, PVC Change Room Shed, plus several other garden & storage sheds. This acreage has power, gas, septic system and two water wells. Also has potential to make an excellent off grid Hobby Farm. This Acreage is fully fenced and metal corrals surround the barnyard. Separate approaches for the residences Versus the large south yard, makes the property a great fit for a home based business that requires space for equipment, without interference of Homes & front Lawn. SUMMARY: 26 acres, 2 cozy Homes, great set of Buildings, privacy, security, peace & tranquility. What



more does anyone need?Â Need to travel, no problem; Acreage is basically 80 minutes to either Sherwood Park or Lloydminster, mostly on double Yellowhead Hwy 16.

-Come for a stroll, then sit by the Fire to ponder your thoughts and get a sense if this Retreat Property is the one that you have been longing for?Â Chances are it's time to enjoy this little piece of heaven, and it will be here for your generations to come!

Built in 1966

Essential Information

MLS® #	A2192075
Price	\$799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,286
Acres	26.14
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	49425 Hwy 870
Subdivision	NONE
City	Innisfree
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 2G0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Sewer
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	Connected
Parking Spaces	24
Parking	Additional Parking, Single Garage Attached
# of Garages	12

Interior

Interior Features	Bar
Appliances	Dishwasher, Dryer, Freezer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Many Trees, See Remarks, Creek/River/Stream/Pond, Farm
Roof	Metal
Construction	Brick, Concrete, Mixed, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 3rd, 2025
Days on Market	37
Zoning	Country Residential

Listing Details

Listing Office	Real Estate Centre - Vermilion
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