

# \$174,900 - 11202 512 Township, Innisfree

MLS® #A2210224

**\$174,900**

3 Bedroom, 1.00 Bathroom, 1,050 sqft

Residential on 10.40 Acres

Innisfree, Innisfree, Alberta

Your Country Escape Awaits – 10.4 Acres Near Innisfree. Embrace the peace and beauty of country living with this scenic 10.4-acre property just north of the Village of Innisfree. This charming acreage is full of potential and comes fully serviced with power, natural gas, water, and sewer already in place – a rare find and a huge head start for your rural dreams. The property features a comfortable, move-in-ready 3-bedroom mobile home with a cozy wood-burning fireplace in the living room and a spacious eat-in kitchen – perfect for family gatherings or quiet evenings in. The yard site offers a blank canvas for creating your ideal hobby farm, establishing a large garden, or building your dream country retreat, this property offers endless possibilities. Located minutes from Innisfree, you™ll enjoy small-town amenities including a K-12 school, gas station/convenience store, postal services, and banking. Plus, you™re a short drive to larger centers like Vegreville, Vermilion, and Edmonton. Don't miss this opportunity to invest in your future with a slice of Alberta countryside.

Built in 1982

## Essential Information

MLS® # A2210224

Price \$174,900



|                |                                                 |
|----------------|-------------------------------------------------|
| Bedrooms       | 3                                               |
| Bathrooms      | 1.00                                            |
| Full Baths     | 1                                               |
| Square Footage | 1,050                                           |
| Acres          | 10.40                                           |
| Year Built     | 1982                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active                                          |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 11202 512 Township        |
| Subdivision | Innisfree                 |
| City        | Innisfree                 |
| County      | Minburn No. 27, County of |
| Province    | Alberta                   |
| Postal Code | T0B 2G0                   |

### **Amenities**

|           |                       |
|-----------|-----------------------|
| Utilities | Natural Gas Connected |
| Parking   | Off Street            |

### **Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Pantry                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Living Room, Wood Burning                                         |
| Basement          | None                                                              |

### **Exterior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | None                                                   |
| Lot Description   | Many Trees, Native Plants, Seasonal Water, Yard Lights |
| Roof              | Shingle                                                |
| Construction      | Metal Siding, Mixed                                    |
| Foundation        | Block                                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 21              |
| Zoning         | A               |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX PRAIRIE REALTY |
|----------------|-----------------------|

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