

## \$389,000 - 62208 Hwy 63, Rural Thorhild County

MLS® #E4423673

**\$389,000**

3 Bedroom, 1.00 Bathroom, 2,002 sqft

Rural on 10.23 Acres

None, Rural Thorhild County, AB

Looking for a country acreage or hobby farm? This country home is 2007 sq ft 3 bedroom, 1 bath home(which can easily install another). Functioning wood burning cook stove, new doors, windows and gas range have been installed in 2022. New boiler system for the infloor heating was installed in 2021. There is also infloor heating to the 16'x50' workshop which also has its own full bathroom and laundry. Enjoy your brand new 28'x28' heated and insulated garage(not quit finished yet), concrete flooring and automatic garage door opener. There is also a older mobile home set up on the property that currently has gas and power, plumbing, water still in process of being installed, mobile is 60x12. The yard includes a mostly fenced/cross fenced with a new 50ft round coral and a 24'x24'heated barn, with stalls and a watering trough set up. Trees have been planted along the driveway! Great place and with a little work its perfect!

Built in 2008

### Essential Information

MLS® #	E4423673
Price	\$389,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	2,002
Acres	10.23
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	62208 Hwy 63
Area	Rural Thorhild County
Subdivision	None
City	Rural Thorhild County
County	ALBERTA
Province	AB
Postal Code	T0A 2P0

### Amenities

Features	Deck
----------	------

### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Private Setting
Construction	Wood
Foundation	Slab

### Additional Information

Date Listed	March 3rd, 2025
Days on Market	48
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 April 20th, 2025 at 2:32am MDT