\$475,000 - 163062 Township Rd 565, Rural Lamont County

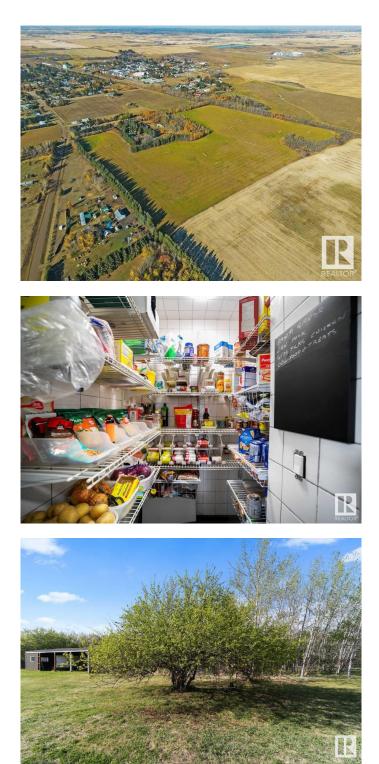
MLS® #E4440160

\$475,000

3 Bedroom, 1.00 Bathroom, 1,252 sqft Rural on 37.00 Acres

None, Rural Lamont County, AB

A rare find! 37 acres with 3 bedroom home. triple car garage, hip roof barn with loft, pole shed, chicken coop and endless potential to build your Acreage dreams! Right on the edge of the village of Andrew, the private property is fully fenced with a gated driveway that leads in through the tree belt into the manicured yard. There is a garden plot with greenhouse, outdoor fireplace and grill, a fenced area surrounding the house and groomed trails that take you through the property and out to the field where 27 acres is seeded to quality horse hay. The bungalow with covered front porch has some updates and requires some finishing touches. It has open concept living and dining room with arch details, new kitchen counter tops, fresh light fixtures, vinyl flooring and big bright windows plus plenty of storage, two bedrooms and a 5 piece bathroom with jetted tub are on the main floor along with a mud room at the back entrance with a walk in pantry. Downstairs is another bedroom, cold storage and laundry room.



Built in 1961

Essential Information

MLS® # E4440160 Price \$475,000

| Bedrooms | 3 |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,252 |
| Acres | 37.00 |
| Year Built | 1961 |
| Туре | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| Address | 163062 Township Rd 565 |
|-------------|------------------------|
| Area | Rural Lamont County |
| Subdivision | None |
| City | Rural Lamont County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0B 0C0 |

Amenities

| Features | Off Street Parking, Deck, Dog Run-Fenced In, Fire Pit, Front Porch, |
|----------|---|
| | Greenhouse, Parking-Extra, R.V. Storage |

Interior

| Heating | Forced Air-1, Natural Gas |
|--------------|---------------------------|
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| Exterior | Wood |
|-------------------|---|
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Level Land, Schools, Shopping Nearby |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 3rd, 2025

Days on Market 62

Zoning Zone 60

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Listing information last updated on August 4th, 2025 at 1:17pm MDT