\$450,000 - 163062 Township Rd 565, Rural Lamont County

MLS® #E4440160

\$450,000

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.



Essential Information

MLS® # E4440160 Price \$450,000







Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,252

Acres 37.00

Year Built 1961

Type 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 160

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 November 10th, 2025 at 7:32am MST