

# \$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>

-Double Home Acreage on Pavement with Heated Shop, large 36ft x 70ft Storage Shed and big 40ft x 60ft Barn with corrals set-up for Livestock. TRANSLATION: Perfect Property to Live, Work and Play!!! Spacious Bungalow with Sunroom & attached Sgl Garage also has Jacuzzi Tub, Gas Fireplace, and Renovated Kitchen that can readily accommodate a large family & company. Meanwhile the 2009 yr Custom Logsmith CABIN is made of 12inch diameter Red Pine Logs with in-floor heating, plus an attractive Wood Stove and offers the dream stay for any guests or everyday living for extended family. 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 and key Appliances. 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 has metal corrals that surround the barnyard. Separate approaches for the residences, as opposed to the large south yard, which makes the property a great fit for a home based business that requires space for equipment, without interference to the Homes & front Lawn.



SUMMARY: 26 acres, 2 cozy Homes, great set of Buildings, privacy, security, peace & tranquility. What more does anyone need? 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 get a sense if this Retreat Property is the one that you have been longing for? Chances are it's time to enjoy this little piece of heaven, not only now, but for your upcoming generations;)

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	Bungalow, Acreage with Residence
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, Sewer Connected, Water Connected
Parking Spaces	24
Parking	Single Garage Attached, Additional Parking
# of Garages	12

### **Interior**

Interior Features	Bar
Appliances	Dishwasher, Dryer, Freezer, Refrigerator, Washer, Window Coverings, Stove(s)
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	Private Yard, Fire Pit
Lot Description	Back Yard, Front Yard, See Remarks, Creek/River/Stream/Pond, Farm, Many Trees
Roof	Metal
Construction	Brick, Concrete, Mixed, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 3rd, 2025
Days on Market	77
Zoning	Country Residential

### **Listing Details**

Listing Office	Real Estate Centre - Vermilion
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