

# **\$265,000 - 14419 Township Road 374, Rural Paintearth No. 18, County of**

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MLS® #A2227063

**\$265,000**

3 Bedroom, 2.00 Bathroom, 816 sqft  
Residential on 12.01 Acres

NONE, Rural Paintearth No. 18, County of, Alberta

What a stunning 12-acre property just 3 miles west of Castor Alberta. This opportunity presents 12 usable acres, a complete 3 bedroom and 2 bath bi-level home with a 12x16 deck and a fenced dog run to top it off. This extremely well-kept and cared for acreage has a beautiful open concept and a wide open living and dining room and the perfect kitchen area to cook those beautiful meals. The extremely oversized primary bedroom that gives you a jet tub and a lot of space of all of your personal items. The home also has 2 rooms downstairs with a bathroom and an entertainment area too. The property location has a private entrance with a hardly used entry road giving you the privacy that everyone wants. The yard has a garage, shed, and C-can staying as well 60x40 shop to store any equipment you need too. The acreage has a new septic tank in 2018 and a new roof in 2016 also the water well was tested at 7 gallons a minute in 2011. The is also a generator that will kick in if you lose power for any reason at all. Behind the homestead are additional hookup if you wanted to add a shop, garage or even a new home to the property. Another bonus is the home having AC to keep you cool on these upcoming hot summer days! Located at the southeast corner of the property, there is a natural dug out that would be good for livestock if you decided to have



them on the property. This opportunity offers so much to a potential buyer.

Built in 1975

### **Essential Information**

MLS® #	A2227063
Price	\$265,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	816
Acres	12.01
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

Address	14419 Township Road 374
Subdivision	NONE
City	Rural Paintearth No. 18, County of
County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C 0X0

### **Amenities**

Parking	Carport, Parking Pad
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### **Interior**

Interior Features	Closet Organizers, Jetted Tub, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Barbecue, Dog Run, Private Entrance, Private Yard, Storage
Lot Description	Cleared, Dog Run Fenced In, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Open Lot, Pasture
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	14
Zoning	AG

### **Listing Details**

Listing Office	CIR Realty
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