

# \$424,900 - 9312 Twn 515a, Rural Minburn No. 27, County of

MLS® #A2214250

## \$424,900

4 Bedroom, 2.00 Bathroom, 1,036 sqft  
Residential on 16.93 Acres

NONE, Rural Minburn No. 27, County of, Alberta

Incredibly unique home situated on a pristine, private 17 Acre parcel - minutes NW of Mannville, AB. No direct neighbours. Built with views in-mind, this one of a kind Geodesic Dome is located atop a large hill providing uninterrupted, stunning views of the county. The property has ALL new fencing (as well as newly installed waterers & corrals), a brand new 50' x 32' Heated Shop (2022), multiple sheds/outbuildings, gravel drive, stamped concrete patio-pad, along with a second older home. The main house has also seen a wide array of updates: central AC, New furnace, hot water tank, electrical panel, siding, roof, and deck. A secluded piece of paradise ready for it's next owner.



Built in 1982

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2214250  |
| Price          | \$424,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,036     |
| Acres          | 16.93     |
| Year Built     | 1982      |

|          |                                           |
|----------|-------------------------------------------|
| Type     | Residential                               |
| Sub-Type | Detached                                  |
| Style    | Acreage with Residence, 1 and Half Storey |
| Status   | Active                                    |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9312 Twn 515a                   |
| Subdivision | NONE                            |
| City        | Rural Minburn No. 27, County of |
| County      | Minburn No. 27, County of       |
| Province    | Alberta                         |
| Postal Code | T0B 2W0                         |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home                                    |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, High Efficiency, Wood                                  |
| Cooling           | Central Air                                                        |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Wood Burning                                                       |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Lighting, Storage                                                      |
| Lot Description   | No Neighbours Behind, Garden, Greenbelt, Irregular Lot, Lawn, Landscaped, Many Trees, Private |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Mixed                                                                                         |
| Foundation        | Wood                                                                                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 105              |

Zoning

CR

Listing Details

Listing Office

Vermilion Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.