

# \$929,900 - 9 Ghost Road, Benchlands

MLS® #A2248732

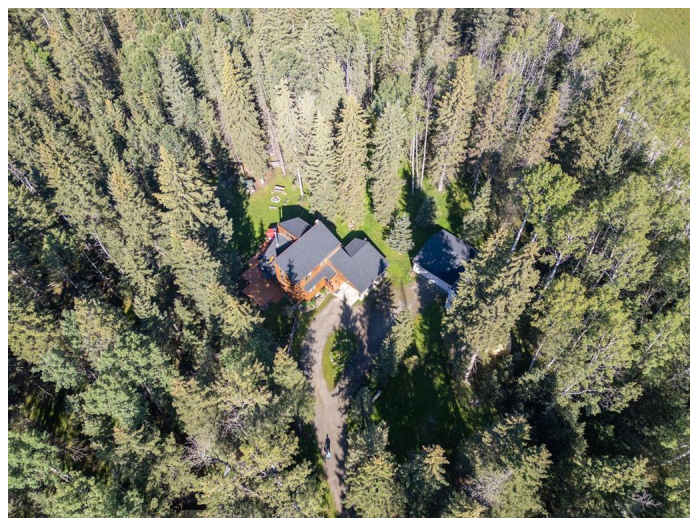
**\$929,900**

3 Bedroom, 2.00 Bathroom, 1,408 sqft  
Residential on 2.51 Acres

NONE, Benchlands, Alberta

**\*\*\*OPEN HOUSE THIS SATURDAY,  
AUGUST 23rd FROM 11 AM - 2 PM\*\*\***

Escape to your own private 2.51 acre woodland paradise with this charming 4-bedroom, 2-bathroom home set on a beautifully treed lot in the serene Benchlands community. Nestled among towering evergreens, this property offers peace, privacy, and the perfect blend of rustic charm and modern comfort. Inside, warm wood accents and vaulted ceilings with skylights create a bright, inviting atmosphere. The sun filled living room features large windows overlooking the forest and a cozy airtight wood burning stove set against a stone feature wall. The spacious kitchen offers ample cabinetry, a gas stove, and direct access to the outdoors, ideal for both everyday living and entertaining. Bedrooms are generously sized, and bathrooms include unique touches such as vibrant tile work and wood finishes. The property includes an oversized detached garage with space to park 2 cars plus workshop space for quads or motorbikes, or woodworking, plenty of parking with a carport also attached to the house. Lush green space for outdoor activities, and the ability to have 2 horses onsite with corrals and horse shelter already in place. With its private driveway, fire pit area, and direct access to nature, this home is perfect for year-round living or a weekend getaway with easy access to the Waiparous area crown lands and the Ghost River just a few minutes walk from your front



door. Call to book a showing today.

Built in 1981

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2248732                         |
| Price          | \$929,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,408                            |
| Acres          | 2.51                             |
| Year Built     | 1981                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 9 Ghost Road           |
| Subdivision | NONE                   |
| City        | Benchlands             |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T4C1N0                 |

### Amenities

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

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Natural Woodwork, Open Floorplan, Sauna, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                      |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | None                                                                                                                           |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |

|              |                           |
|--------------|---------------------------|
| Fireplaces   | Living Room, Wood Burning |
| Has Basement | Yes                       |
| Basement     | Finished, Full            |

## Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard                                                                           |
| Lot Description   | Back Yard, Brush, Front Yard, Garden, Landscaped, Many Trees, Native Plants, Private, See Remarks, Treed |
| Roof              | Asphalt                                                                                                  |
| Construction      | Cedar, Wood Frame                                                                                        |
| Foundation        | Wood                                                                                                     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 9                 |
| Zoning         | RES               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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