

\$279,900 - 13306 Township Road 330, Special Areas No. 2

MLS® #A2258923

\$279,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 6.10 Acres

NONE, Special Areas No. 2, Alberta

Private Acreage Retreat Near Hanna â€“ 3 Bed, 2 Bath Manufactured Home In Great Condition!

Discover peaceful country living just 20 minutes from Hanna with this 2012 manufactured home set on a secluded 6.1-acre parcel surrounded by mature trees. This 3-bedroom, 2-bath gem offers comfort, space, and privacy in a serene natural setting.

Features You'll Love:

Open-concept kitchen & living room with vaulted ceilings

Cozy wood stove for warmth and charm

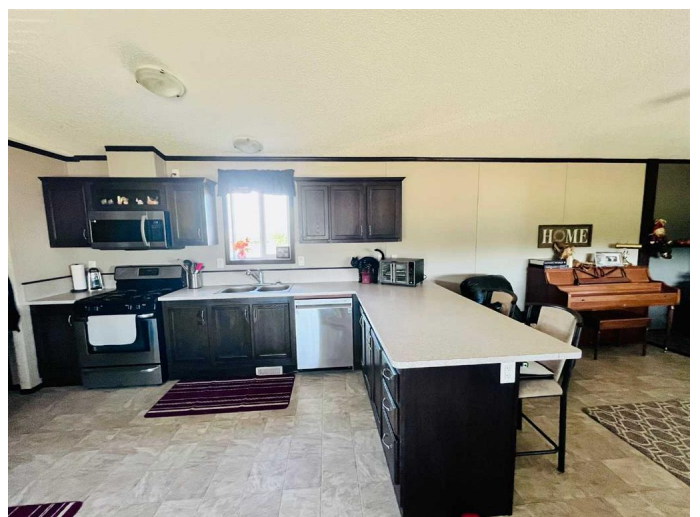
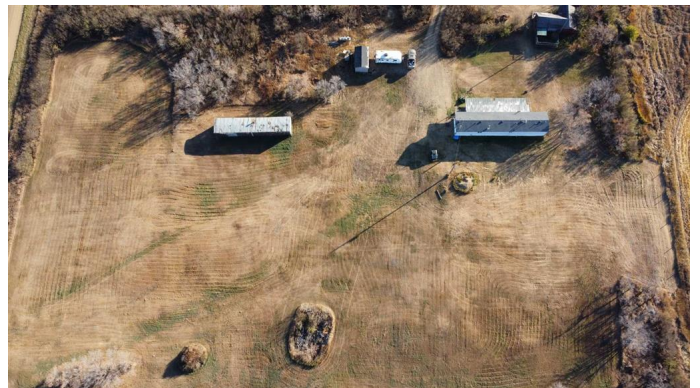
Spacious master suite with walk-in closet and luxurious jetted tub

Expansive south-facing deckâ€”perfect for relaxing or entertaining

Low-maintenance yard with beautiful mature trees

Private acreage ideal for nature lovers, hobbyists, or families

Whether you're looking for a full-time residence or a weekend escape, this property



combines rural tranquility with easy access to town amenities.

Location: Just 20 minutes to Hanna Size: 3 Bed | 2 Bath | 6 Acres Bonus: Wood stove adds rustic charm and efficient heating & New shingles this year!

Built in 2012

Essential Information

MLS® #	A2258923
Price	\$279,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	6.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	13306 Township Road 330
Subdivision	NONE
City	Special Areas No. 2
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

Amenities

Parking Spaces	6
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows
-------------------	---

Appliances	Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Wood Stove
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	None
Lot Description	No Neighbours Behind, Private, Secluded, Views, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	September 20th, 2025
Days on Market	48
Zoning	Agricultural District

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.