

## \$649,900 - 62209 Rr 201, Rural Thorhild County

MLS® #E4431073

**\$649,900**

4 Bedroom, 3.50 Bathroom, 1,974 sqft

Rural on 10.01 Acres

None, Rural Thorhild County, AB

This Nelson Homes-built RTM bungalow sits on a ICF basement and offers the perfect blend of comfort and functionality. Located on 10 acres, the property features a double attached garage and a 36x48 drive-through shop—ideal for hobbyists, mechanics, or those that just need more storage. The home's layout is thoughtfully designed, starting with a spacious mudroom complete with a sink and stove—perfect for canning, prepping, or cleaning up after outdoor work. The main floor boasts an open-concept kitchen, dining area, and walk-through pantry, creating a seamless flow for everyday living. You'll also find main floor laundry, a 2-piece bath, a 4-piece main bath, and 3 bedrooms including the primary suite with a walk-in closet and private 4-piece ensuite. The basement with in floor heat is nearly complete—just flooring and drop ceiling remain. It includes a 4th bedroom, 4-piece bath, family room, den and wet bar area. Step outside onto the deck off the kitchen and take in your own private paradise!

Built in 2008

### Essential Information

MLS® # E4431073

Price \$649,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,974
Acres	10.01
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	62209 Rr 201
Area	Rural Thorhild County
Subdivision	None
City	Rural Thorhild County
County	ALBERTA
Province	AB
Postal Code	T0A 2P0

### Amenities

Features	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Workshop
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Landscaped, Schools, Partially Fenced
Construction	Wood
Foundation	Insulated Concrete Form

### Additional Information

Date Listed April 15th, 2025

Days on Market 16

Zoning Zone 60

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