

**Corner of Hwy 540 & 104 Street E  
Rural Foothills County, Alberta**

**MLS # A2285047**



**\$899,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,377 sq.ft.	<b>Age:</b>	1910 (116 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Single Garage Detached		
<b>Lot Size:</b>	4.94 Acres		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	6-18-28-W4
<b>Exterior:</b>	Composite Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Other, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, French Door, Natural Woodwork, Wood Windows		

**Inclusions:** N/A

Built in 1910, this charming two-story farmhouse sits on 4.94 acres with easy paved access, blending timeless character with thoughtful updates. A welcoming covered front verandah and spacious back deck overlook a mature yard complete with shelterbelt, established trees, patio area, and a picturesque pond feature. The main-floor primary bedroom is a later addition, offering a private ensuite bath and direct access to the deck. Inside, the home features five bedrooms in total, two laundry areas (main floor and upper level), a cozy breakfast nook, and both formal and casual dining spaces. Crown molding, French doors, and a wood-burning fireplace add warmth and elegance, with French door access into the inviting living room. The fully perimeter-fenced property includes new fencing and an impressive array of outbuildings—garages, workshops, barns, and corrals—ideal for country living. An amazing farmhouse setting with convenience in mind, located just 10 minutes from High River.