



**11206 512 Township , Rural Minburn No. 27, County of, Alberta -
\$675,000**



Main Photo

Property Description

This beautifully maintained bungalow is set on 8 scenic acres only 5 minutes from the friendly community of Innisfree and just half a kilometre off paved roads. Offering a perfect blend of comfort, space, and rural charm, this move-in ready property is an ideal place to call home.

The main floor features:

A bright and functional eat-in kitchen



A cozy family room with wood-burning fireplace

A formal dining area for entertaining

A spacious living room with large south-facing windows that flood the home with natural light

Three main-floor bedrooms, including a primary suite with private ensuite

An additional full 4-piece bathroom

Downstairs, the fully finished basement expands your living space with:

A huge recreation room, perfect for movie nights or game days

An oversized fourth bedroom with a large closet

A dedicated office or craft room

A 3-piece bathroom and generous storage space

Recent upgrades include:

? New windows

? Central A/C

? Shingles & eavestroughs

? Fresh interior and exterior paint

Outdoor Features:

A newly built second double-car garage with room for vehicles, equipment, or toys

Fenced and cross-fenced paddocks with page wire, ideal for goats or sheep

A fruit orchard with 30+ productive trees

A spacious garden plot for your homegrown vegetables

A gazebo for relaxing summer afternoons

A fire pit area perfect for evenings under the stars

Located in a quiet rural setting, this acreage offers both privacy and convenience. The Village of Innisfree



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offers a K-12 school, gas station/convenience store, banking, postal services, and a short commute to Vegreville, Vermilion, or even Edmonton.

Acreage living at its best—don't miss your opportunity to own this incredible property!

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