

## \$199,950 - 206 53219 Rr145, Rural Minburn County

MLS® #E4444721

**\$199,950**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Rural on 3.01 Acres

Brookwood Estate, Rural Minburn County, AB

**IMMEDIATE POSSESSION!!!** Charming Mobile Home on 3 Acres in Brookwood Estates. Discover your perfect retreat with this spacious 1,216 sq. ft. mobile home featuring 3 bedrooms and 2 full bathrooms. The open kitchen/dining/living area create a warm and inviting atmosphere, perfect for family gatherings. Enjoy the added space of a large mudroom and a bright 3-season sunroom, ideal for relaxing year-round. The property also includes a 30x50 shop with 16' ceiling, concrete floor, power, and a 10x12 coolerâ€™perfect for any hobby or business. Additionally, thereâ€™™s a 12x24 single detached garage with concrete flooring and power, along with several more outbuildings for extra storage or projects. Located just a short drive from Vegreville, youâ€™™ll have easy access to shopping, schools, and all other amenities. This property offers the perfect blend of rural tranquility and convenience. Donâ€™™t miss your chance to make it your own! **IMMEDIATE POSSESSION!!!**

Built in 1999

### Essential Information

MLS® # E4444721

Price \$199,950



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	3.01
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	206 53219 Rr145
Area	Rural Minburn County
Subdivision	Brookwood Estate
City	Rural Minburn County
County	ALBERTA
Province	AB
Postal Code	T9C 1T9

### Amenities

Features	Air Conditioner, Sunroom
----------	--------------------------

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Golf Nearby, Landscaped
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	June 27th, 2025
Days on Market	7

## Zoning

## Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 4th, 2025 at 12:33pm MDT