

Single Family Residence - Erda, UT



437 Bryan Rd, Erda, UT, 84074

Offered at \$849,000

This Erda property has so much to offer it is hard to decide where to start. Enjoy the beautiful mountain sunrise and views from the 600 square foot covered porch. Let your animals enjoy grazing in the irrigated field West of the house that includes an automatic freeze free Bar Bar A waterer (no dragging hoses and tank heaters in the winter)! To the North of the house sits a 60 ft x 30 ft building with 4 roll-up doors and one man door. The possibilities for this building are endless. Enjoy the large grass yard with mature trees for shade as well as established garden beds and growing fruit trees. The home is built with Insulated Concrete Forms to provide energy efficiency and protection from sound pollution. Inside you will find an open floor plan with the master bedroom on the main level. Beautiful kitchen sink, granite countertops, over the range microwave and cabinets give this home a farmhouse charm. And wow, this home has storage! Downstairs you will enjoy a 600 sq foot storage room and upstairs there is a fully finished attic for additional storage if desired. This home features an instantaneous hot water heater and a water softener. The home is connected to Beehive Broadband. Water for the home and property is provided by Erda Mobile Estates Water Company. This water company provides water for 9 homes in the area and owns 18 acre feet of water. The cost per month is \$40. Square footage figures are provided as a courtesy estimate only and were obtained from building plans. Buyer is advised to obtain an independent measurement.

6 Bedrooms

4 Bathrooms

Unknown sqft sqft

1.85 acre (lot size)

Built: 2018



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Assist2Sell Buyer & Seller Advantage
(801) 463-7000
brandon@assist2sell.com

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