



**1-4, 320075 Range Road 240
Rural Kneehill County, Alberta**

MLS # A2278728



\$399,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Acreage with Residence, Apartment-Multi Level Unit, Attached-Up/Down		
Size:	3,369 sq.ft.	Age:	1947 (79 yrs old)
Beds:	7	Baths:	4
Garage:	Additional Parking, None		
Lot Size:	4.00 Acres		
Lot Feat:	Cleared, Few Trees, Front Yard, Level, Open Lot		

Heating:	Baseboard, Natural Gas	Water:	Public
Floors:	Linoleum, Wood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	6-32-23-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Separate Entrance		

Inclusions: Fridge x3, Oven x3 washer X1 Dryer x1

A rare 4 Plex on 4 acres just minutes north of Three Hills, Alberta, this 4-acre country residential property offers an opportunity to own a four-plex on acreage within walking distance to downtown amenities, schools, and services. Originally built in 1947 and later converted to a four-unit dwelling, this property blends rural space with small-town convenience in a vibrant, growing community. It is priced below appraisal with repositioning potential. Use the extra land for added income such as RV storage, horse or livestock boarding. The building is configured as a four-plex consisting of two main-floor units, one upper-level unit, and one basement unit, each with its own unique layout and character. All units are currently rented on one-year leases, generating steady income, with the seller preferring to sell with tenants in place. Possession is flexible and may be fast, subject to tenancy. Utilities are combined for the building and currently included in rent, making this property attractive for buyers seeking a simplified management setup. Heating is provided by three natural gas furnaces, with town water supplied by Kneehill County, and a tank & open-discharge septic system that is regularly maintained and pumped annually. There are no active wells on the property. The property includes shared laundry facilities in the basement (1 washer & 1 dryer)