



**225074 Highway 583**  
**Rural Kneehill County, Alberta**

**MLS # A2293848**



**\$589,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,716 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Off Street		
<b>Lot Size:</b>	3.29 Acres		
<b>Lot Feat:</b>	Private, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public, See Remarks
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	6-32-22-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Agricultural District
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, See Remarks		

**Inclusions:** Call Seller Directly

**MOTIVATED SELLER!!** Click brochure link for more details. This exceptional 3.29-acre acreage is located just 5 minutes east of Three Hills along Highway 583 and offers the perfect combination of country living, functional outbuildings, and business potential. The spacious main floor features two large bedrooms, including a primary bedroom with a private 3-piece ensuite. You'll appreciate the oversized laundry room with new washer and dryer, ample counter space, and a beautifully updated kitchen complete with quartz countertops, new refrigerator, and new stove. Multiple living and entertaining spaces provide flexibility for family living, while the large east-facing 3-season sunroom is the perfect place to enjoy morning sunshine and peaceful prairie views. Upstairs offers two additional bedrooms, a loft area, and a convenient half bathroom. Major additions were completed in 1985, with substantial renovations completed in 2022. The property is serviced with municipal water, natural gas, and 125-amp electrical service. Heating includes a commercial-grade gas furnace, a new hot water tank, and a wood-burning fireplace for supplemental warmth. The septic tank and drain field were replaced in 1990 and are reported to be in good condition. The gated and fenced property includes multiple sheds and outbuildings. The main barn is serviced with water and electricity. A 60' x 40' metal Quonset sits on a concrete pad and offers water, gas, and electrical service (buyer to verify hookups). The mostly flat yard provides extensive gravelled and compacted space suitable for trucks, trailers, equipment, machinery, or hobby farming operations.