



**94075 Range Road 115
Burdett, Alberta**

MLS # A2310243



\$685,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,078 sq.ft.	Age:	1966 (60 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	9.98 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, No Neighbours Behind, Pasture,		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Combination	Utilities:	-
Features:	Ceiling Fan(s), Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows		

Inclusions: None

Nestled amidst the breathtaking backdrop of Southern Alberta's countryside, this nearly 10-acre property seamlessly blends modern comforts with functional outbuildings, creating the perfect setting for your farming dreams. At the heart of this inviting property is a beautifully renovated 3-bedroom, 1-bathroom farmhouse, boasting over 1,005 square feet of thoughtfully designed living space. The significant upgrades, including new shingles and siding on the home, garage, and shop (2021), ensure both durability and stunning curb appeal. The foundation has been enhanced with weeping tile and dual sump pumps, paired with a newly poured concrete floor, providing peace of mind and structural integrity. Inside, you'll discover a warm and welcoming atmosphere with vinyl plank flooring throughout. All windows (except the living room) were replaced in 2020, and master bedroom replaced in 2025 enhancing energy efficiency and filling the home with natural light. Additional spray-foam insulation in key areas ensures year-round comfort. The kitchen, beautifully renovated in 2020, features solid wood cabinetry, while the bathroom received a complete overhaul in winter 2024. A cozy wood-burning stove, installed in 2020, adds warmth and charm to the living area, making it an ideal spot to unwind. The property's outbuildings are equally impressive. A spacious 40' x 30' insulated and heated shop, complete with a new cement floor and 220V power, along with a 26' x 28' heated double garage, also featuring 220V power, both boast new siding and shingles from 2021. The hip-roof barn is equipped with power, new shingles, and a loft for extra storage, housing an insulated indoor-outdoor chicken coop and built-in insulated doghouse for your furry friends. With six separate fenced grassland areas perfect for rotational grazing, along with corrals and a chute

system for efficient livestock handling, this property is designed for the serious hobby farmer. An additional concrete foundation beside the shop provides potential for future development, such as an extra garage. The expansive yard allows for easy semi-tractor turnaround, enhancing accessibility. For those keen on agriculture, you'll find a large, well-maintained garden plot ready for seasonal planting. The property operates on a reliable double-tank septic system and benefits from a substantial dugout with SMRID water rights, ensuring efficient irrigation for both animals and crops. This exceptional hobby farm offers a unique opportunity to embrace a rural lifestyle without the need for immediate upgrades or renovations. Simply move in and start your farming journey!