



**350077 Range Road 250
Rural Kneehill County, Alberta**

MLS # A2322241



\$568,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,470 sq.ft.	Age:	1933 (93 yrs old)
Beds:	4	Baths:	1
Garage:	220 Volt Wiring, Double Garage Detached, Driveway, RV Access/Parking, Sim		
Lot Size:	7.44 Acres		
Lot Feat:	Cleared		

Heating:	Forced Air	Water:	Well
Floors:	Concrete, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: None

A rare opportunity to own a versatile acreage in a highly desirable location on the county line between Red Deer and Kneehill Counties. Just 10 minutes from Pine Lake, this private 7.44-acre property offers the perfect blend of country living and convenience. Welcome to a well-equipped acreage featuring a spacious home and an impressive array of outbuildings, including two heated shops (61' x 30' and 32' x 16'), a heated double garage, a single garage, an 82' x 50' Quonset, multiple animal shelters, a chicken coop, storage sheds, and fenced pasture areas. This property is ideal for horse enthusiasts or anyone looking to keep livestock and enjoy a rural lifestyle. The home offers over 4 bedrooms and 1 bathroom, with several recent updates already completed. The main floor features brand-new vinyl flooring, a large country kitchen with an eating area, and a bright, spacious living room. The home is situated on a full basement and has a brand-new roof. The property is serviced with 400-amp power, providing excellent capacity for workshops, equipment, or future expansion. This acreage presents an outstanding opportunity for buyers seeking space, functionality, and long-term potential. The water supply is excellent, with two hydrants conveniently located on the property. The original septic system appears to be in good working condition. Whether you're looking for a hobby farm, an equestrian property, or simply room to live, work, and play, this versatile acreage is ready to meet your needs.