



GRASSROOTS
REALTY GROUP

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210026A Highway 575
Rural Kneehill County, Alberta

MLS # A2328943



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,346 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	4.78 Acres		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Lawn, Mar		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Block, Poured Concrete

Features: French Door

Water: Other, Well

Sewer: Septic Tank

Condo Fee: -

LLD: 13-29-21-W4

Zoning: Agriculture

Utilities: -

Inclusions: Tractor plus attachments and riding mower.

SECLUDED RIVERFRONT ACREAGE WITH \$9,000 IN ANNUAL REVENUE JUST 8 MINTUES FROM DOWNTOWN DRUMHELLER Riverfront Luxury Meets Peaceful Country Living...Escape to your own private retreat on this breathtaking 4.78-acre riverfront property, perfectly positioned just eight minutes west of Drumheller along Highway 575. Nestled among mature trees and overlooking the stunning Red Deer River Valley, this exceptional acreage offers the perfect blend of privacy, natural beauty, and everyday convenience. The partially renovated 1,346 sq. ft. bungalow has been thoughtfully updated while maintaining its warm, inviting character. Inside, you'll find two bedrooms plus a versatile office, a beautifully upgraded kitchen featuring stainless steel appliances, a bright and open living area, and a welcoming dining room and den centered around a cozy wood-burning fireplace. Additional highlights include a four-piece bathroom, convenient main-floor laundry, central air conditioning, an open concrete basement plus attached heated double car garage. Step outside and take in the incredible surroundings from your private front deck, where panoramic river valley views provide the perfect backdrop for morning coffee, evening sunsets, and entertaining family and friends. Whether you're looking for a peaceful full-time residence, a weekend escape, or an investment in one of the area's most desirable riverfront locations, this property delivers. ***Adding even more value, the property offers municipal water at the front of the parcel and also generates \$9,000 in annual lease revenue from the front two acres*** Rarely does an acreage combine riverfront access, income potential, privacy, and close proximity to Drumheller. This is a truly unique opportunity to own a spectacular piece of the Red Deer River Valley!!!

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