



GRASSROOTS
REALTY GROUP

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311038 222
Rural Kneehill County, Alberta

MLS # A2331320



\$574,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,261 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	9.03 Acres		
Lot Feat:	Farm		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Well
Floors:	Linoleum, Vinyl Plank	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	10-31-22-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: Closet Organizer in Primary Bedroom

Welcome to 9.02 acres set on a stunning coulee edge just outside Three Hills. This fully fenced acreage is horse-ready from top to bottom. The whole property is professionally fenced with wildlife fencing across the front, barbed wire surrounding the balance and rail cross fencing, plus new gates at the entrance for easy, secure access. The shop has been converted to an indoor riding arena complete with a propane heater and sand footing, giving you year-round riding no matter the weather. Beyond the arena you'll find small and large paddocks, two waterers and shelter, plus a scenic coulee pasture. There's also an outdoor riding area for pole work, barrel racing and training—everything your horses need to thrive. The 1,269 sq ft, 3 bedroom, 2 bath home has been updated and offers a bright, open-concept living space with a remodelled kitchen, a primary ensuite, a welcoming foyer/mudroom that bridges the house and double garage. A new high-efficiency furnace was installed in 2025 along with some new windows, adding extra comfort and efficiency. Outside, enjoy a large deck for morning coffee or evening barbecues, a spacious yard with mature perimeter trees for privacy, and plenty of room to park RVs, trailers or equipment. A heated double attached garage plus a bonus detached single garage provide loads of extra storage. With a private well, reverse osmosis water system, and breathtaking natural views, this is a rare turn-key equestrian property where the work has already been done. Bring your horses and your hobbies—start living your acreage dream today. Call your favourite Realtor to book your private showing of this one-of-a-kind Kneehill County acreage!