



GRASSROOTS
REALTY GROUP

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283036 Range Road 202
Rural Kneehill County, Alberta

MLS # A2333527



\$660,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,755 sq.ft.	Age:	1965 (61 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	4.90 Acres		
Lot Feat:	Back Yard, Brush, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	Private, See Remarks
Floors:	Carpet, Hardwood, Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-28-20-W4
Exterior:	Concrete, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Pantry, Separate Entrance, Storage		

Inclusions: N/A

Nestled on 4.9 picturesque acres just minutes from the heart of Drumheller, this charming bungalow offers the perfect balance of peaceful country living and everyday convenience. Surrounded by incredible natural beauty, the property provides a private retreat where wide-open skies, mature landscaping, and tranquil outdoor spaces create an exceptional setting to call home. With over 1,700 square feet on the main level, the home has been thoughtfully designed for both comfortable family living and effortless entertaining. The spacious kitchen flows seamlessly into a generous dining area, creating the perfect gathering place for family dinners, holiday celebrations, and evenings spent with friends. Just off the dining room, a covered side porch extends your living space outdoors, offering an inviting spot for summer barbecues, morning coffee, or relaxing while overlooking the surrounding property. The main floor features three generously sized bedrooms, while the fully developed basement adds two additional bedrooms, providing flexibility for a growing family, guests, or home office space. Ample storage throughout the home ensures there's a place for everything. Outside, the property is equally impressive. An oversized double detached garage offers plenty of room for vehicles, tools, and recreational equipment, while two substantial outbuildings provide endless possibilities as workshops, hobby spaces, or a perfect setup for chickens and small livestock. Raised garden boxes are ready for those with a green thumb, and a picturesque pond completes the landscape, adding to the property's peaceful charm and natural appeal. Whether you're dreaming of a hobby farm, more space for your family, or simply the serenity of country living without sacrificing proximity to amenities, this exceptional acreage offers a rare opportunity in one of the area's most

desirable locations.