



GRASSROOTS
REALTY GROUP

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311081 Range Road 225
Rural Kneehill County, Alberta

MLS # A2335415

\$514,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,255 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	4.80 Acres		
Lot Feat:	Brush, Many Trees, Pasture, See Remarks, Sloped		

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-31-22-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions:	N/A
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Acreage living, a heated shop, solar power, and a convenient location just 10 minutes from Three Hills and 25 minutes from Drumheller! Situated just off pavement on a 4-acre yard site, this property offers plenty of space, along with several recent improvements including new shingles, additional attic insulation, newly poured front patio. This modest 3-bedroom, 2-bathroom bungalow features a practical layout beginning with a spacious mudroom with plenty of storage and easy access to the lower level. Upstairs you'll find a bright eat-in kitchen, three bedrooms and bathroom. Relax in front of the cozy wood stove in the comfortable living room or retreat onto the two-tiered deck to sip your morning coffee while watching the sunrise. The developed basement offers in-floor heating for extra comfort in the colder months and above ground windows. This level includes a large family/rec room; great for a mancave or for the kids to spread out and play, a flex room with closets, updated bathroom with laundry, utility room, additional storage, and access to the attached single garage. For those needing workspace and vehicle storage, the heated detached double garage/shop is a bonus. Two additional wooden storage sheds add even more functionality and outdoor storage. The solar panels help offset electricity costs by feeding power back into the grid. Explore the established landscaping, the rustic pasture, and embrace the beautiful views of vast farmland. Originally built in 1959 and placed on a 1982 foundation, this home combines established acreage character with practical upgrades and plenty of potential. Enjoy the freedom of country living with minimal gravel travel and the amenities of Three Hills and surrounding areas-including schools, shopping, parks, walking paths, fitness and recreational facilities, several golf courses, and hospital.

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