



GRASSROOTS
REALTY GROUP

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225074 583 Highway
Rural Kneehill County, Alberta

MLS # A2339187



\$568,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,935 sq.ft.	Age:	1950 (76 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Front Drive, Single Garage Detached		
Lot Size:	3.29 Acres		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	Public, Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Here is your chance to own a beautiful 3.29-acre parcel in the countryside, located just 3 minutes from Three Hills! Nestled beside a scenic coulee, this spacious 2,900+ sq. ft. 1.5-storey home offers the perfect blend of rural charm, character, and practical potential. Whether you are looking for a rewarding renovation project, a profitable flip, or a sprawling dream home with built-in equity, this rare find delivers incredible value. The Home & Layout: *Dual-Kitchen Advantage: Enjoy the ultimate culinary convenience with a dedicated spice kitchen on the main floor, perfect for high-heat cooking, meal prep, and keeping your primary kitchen pristine. *Main Floor Living: Features a convenient main floor laundry, a dedicated office, and a cozy living room with a wood-burning stove. *Main Floor Bedrooms: Two main floor bedrooms, including a spacious primary bedroom complete with a private ensuite bathroom. *Upper Level: Features a 1/2 bath and two charming, period-style bedrooms. *Character & Comfort: Discover original hardwood hidden under the current flooring waiting to be restored! Relax in the beautiful, enclosed 3-season sunroom, or enjoy the gas fireplace in the partially developed basement. *Outbuildings & Infrastructure: Premium Quonset: An insulated and heated 40' x 60' metal Quonset—perfect for a business, heavy equipment, or a massive workshop. *Hobby Farm Ready: Includes a classic barn, a detached single-car garage, and several older outbuildings (some fully wired and ready for use). Dual Driveways: Features a second driveway access, ideal for heavy trucks, trailers, future development, or additional shops. The Property & Utilities: Outdoor Space: Enjoy a massive 24' x 14' west-facing deck for ultimate evening privacy, plus a large, established garden area. *Reliable Utilities: Connected to the reliable County municipal water supply, supplemented

by a private well, providing the ultimate dual-water setup. (Remark: The address is also called 225074 Highway 583, Kneehill County)