



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

320045 Range Road 241
Rural Kneehill County, Alberta

MLS # A2342024



\$795,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,392 sq.ft.	Age:	1959 (67 yrs old)
Beds:	8	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	27.89 Acres		
Lot Feat:	Back Yard, Brush		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public, Well
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	Lagoon, Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-32-24-W4
Exterior:	Mixed, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Recessed Lighting		

Inclusions: None

Outstanding 28^{plus}mn; acre property ideally situated just 1 mile west and ¹²/₁₂ mile north of Three Hills. At the heart of the property is an exceptionally spacious ranch-style home featuring seven bedrooms and three bathrooms an ideal setup for a large or growing family. With room for everyone, the home offers tremendous flexibility for family life. The abundance of bedrooms provides space for children, guests, home offices, or hobbies, while three bathrooms help make busy family mornings a little easier. For smaller families, the additional bedrooms create opportunities for hosting college students, offering short-term stays or even operating a bed and breakfast—adding meaningful potential to the property. Combined with the expansive acreage and country setting, there’s plenty of room both inside and out to enjoy life in the country. East of the home and established yard, you’ll find a barn along with several separate paddock areas. With a dugout, hay land and ample space, this versatile property offers plenty of possibilities for country living, livestock or equestrian use. Just out the backdoor is a 20x30 Quonset shop, heated, concrete floor, a spot for repairs and projects. Oh I almost forgot to mention house and quonset have both been re shingled 2 years ago. That takes care of a very large ticket item for you. One exciting option is the potential to operate a horse boarding facility. With multiple paddocks and much of the infrastructure already in place, the property offers an excellent starting point for an equestrian operation. A unique opportunity to give your family the space to grow, enjoy the freedom of country living and still be just minutes from Three Hills.