

# \$999,000 - 331039-rge. Rd.242, Rural Kneehill County

MLS® #A2223797

**\$999,000**

4 Bedroom, 3.00 Bathroom, 2,329 sqft

Residential on 17.91 Acres

NONE, Rural Kneehill County, Alberta

This home has space for a large family to enjoy, over 4300 sq. ft. up and down. For the entertainer a very large dining and living room area, large kitchen with floating island and serving bar. This great room adjoins a 16 x 32 mainly covered deck south facing for lasting sunshine. 4 Bedrooms and 2 baths on main. With 3 very large rooms in the basement the Rec Space can suit so many options for fun or hobbies. Out side there is a 40 x 52 heated shop with washroom and mezzanine, 20 x 40 front concrete apron, a barn with box stalls and center alley, lean to shelter pen, all on fully fenced 15 pasture acres with trees, rolling hills and a spring on it. More Acres, and Additional Light Industrial Shop with more acres could be made available.

Built in 1990

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2223797    |
| Price          | \$999,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,329       |
| Acres          | 17.91       |
| Year Built     | 1990        |
| Type           | Residential |



|          |                                  |
|----------|----------------------------------|
| Sub-Type | Detached                         |
| Style    | Bungalow, Acreage with Residence |
| Status   | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 331039-rge. Rd.242    |
| Subdivision | NONE                  |
| City        | Rural Kneehill County |
| County      | Kneehill County       |
| Province    | Alberta               |
| Postal Code | T0M 2C0               |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Utilities      | Electricity Paid For, Heating Paid For, Phone Paid For, Water Not Available |
| Parking Spaces | 10                                                                          |
| Parking        | Heated Garage, RV Access/Parking, Workshop in Garage                        |
| # of Garages   | 8                                                                           |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, French Door, Kitchen Island, Open Floorplan, Dry Bar, Jetted Tub                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Microwave, Range Hood, Window Coverings |
| Heating           | Natural Gas, Baseboard, Hot Water, In Floor                                                      |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Brick Facing, Living Room, Wood Burning                                                          |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Partially Finished                                                                         |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Lighting, Storage                |
| Lot Description   | Views, Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 165            |
| Zoning         | AB - Alberta   |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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