

\$549,900 - 464051 Range Road 41, Winfield

MLS® #A2269386

\$549,900

3 Bedroom, 2.00 Bathroom, 1,118 sqft

Agri-Business on 80.90 Acres

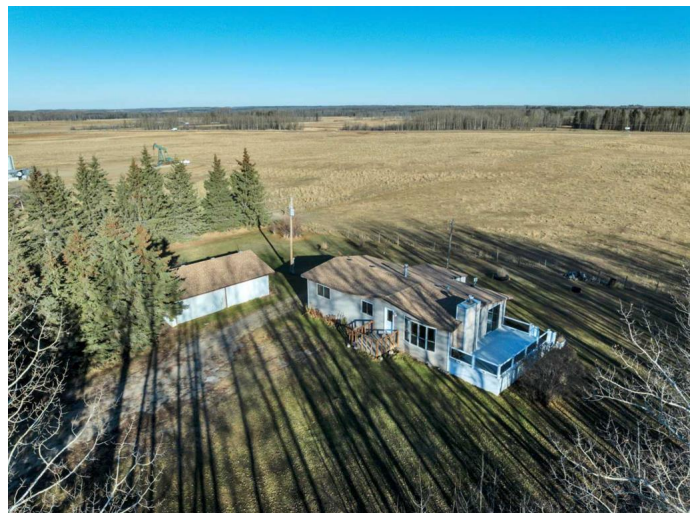
NONE, Winfield, Alberta

80 acres, cozy 3 bedroom home with many updates including: flooring, bathrooms, paint, also recently re-shingled. The 2 car garage is wired for 220. This place is ready for you to bring the kids, the animals or even your home-based business. The land is fenced and cross fenced into 3 sections all with dugouts for water. There is a corral/ smaller pen & winter a water bowl available, and an animal shelter that needs some boards & fixing to be used. Oil revenue is \$4600 a year. Bring your own cows, can graze 40 cow/calf pair, or rent the pasture out- this parcel brings so many possibilities! Only minutes to Winfield elementary school and roughly half and hour to the larger towns of Rimbey and Drayton Valley.

Built in 1982

Essential Information

MLS® #	A2269386
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,118
Acres	80.90
Year Built	1982
Type	Agri-Business
Sub-Type	Agriculture



Style	Double Wide Mobile Home
Status	Active

Community Information

Address	464051 Range Road 41
Subdivision	NONE
City	Winfield
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C 2X0

Amenities

Utilities	Other, Water Paid For
Parking Spaces	10
Parking	Double Garage Detached, 220 Volt Wiring
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Propane, Other
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Farm, Fruit Trees/Shrub(s), Lawn, Private, Near Golf Course, Near Shopping Center
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	November 6th, 2025
Days on Market	1
Zoning	90

Listing Details

Listing Office	RE/MAX Real Estate (Edmonton)
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