

**284009 Range Road 225**  
**Rural Kneehill County, Alberta**

**MLS # A2243641**



**\$560,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                       |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                                           |               |                   |
| <b>Size:</b>     | 1,520 sq.ft.                                                               | <b>Age:</b>   | 1970 (55 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Heated Garage, Insulated, Oversized, Single Garage Attached, Workshop in C |               |                   |
| <b>Lot Size:</b> | 4.00 Acres                                                                 |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Irregular Lot, Views                                           |               |                   |

|                    |                  |
|--------------------|------------------|
| <b>Heating:</b>    | Forced Air       |
| <b>Floors:</b>     | Carpet, Linoleum |
| <b>Roof:</b>       | Asphalt Shingle  |
| <b>Basement:</b>   | Full             |
| <b>Exterior:</b>   | Wood Frame       |
| <b>Foundation:</b> | Poured Concrete  |
| <b>Features:</b>   | No Animal Home   |

|                   |                           |
|-------------------|---------------------------|
| <b>Water:</b>     | Co-operative, Well        |
| <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Condo Fee:</b> | -                         |
| <b>LLD:</b>       | 29-28-22-W4               |
| <b>Zoning:</b>    | 640,000                   |
| <b>Utilities:</b> | -                         |

**Inclusions:** N/A

Here's your chance to own a beautiful 4-acre parcel in the countryside—just under 55 minutes from Calgary! Nestled beside a scenic coulee with a small pond, this spacious 1,500+ sq. ft. bungalow offers the perfect blend of rural charm and practical potential. The home features three bedrooms and 1.5 bathrooms, with a framed basement ready for development—just waiting for your personal touch. Finish it off and complete a few remaining renovations on the main floor to instantly add value and equity. Additional highlights include: Two insulated barns/workshops 36mX18m—both built in 2022 Attached garage/workshop Two decks, including a massive 24' x 14' west-facing deck for ultimate privacy New hot water tank Highly insulated foundation Abundant electrical power Well + municipal water for reliable supply Second driveway access—ideal for future development, additional buildings, or a large workshop This home offers incredible potential for a renovation project, flip, or a dream home with built-in equity. With this much land and infrastructure at such an affordable price, it's a rare find in today's market.