

# **\$899,000 - West 1/2 6-41-5-w4, Rural Provost No. 52, M.D. of**

---

MLS® #A2147153

**\$899,000**

4 Bedroom, 3.00 Bathroom, 2,045 sqft  
Agri-Business on 320.00 Acres

NONE, Rural Provost No. 52, M.D. of, Alberta

Nestled amidst the serene countryside, this unique 2,045 sq. ft. home offers a perfect blend of modern comfort and rustic charm. Set on a sprawling half-section of pristine pasture and hay meadow, this property promises a tranquil lifestyle with ample space for outdoor activities and agricultural pursuits. The home boasts a distinctive design that sets it apart. As you step inside, you are greeted by an open and airy floor plan that seamlessly integrates living, dining, and kitchen areas. Large windows throughout the home not only flood the space with natural light but also offer breathtaking views of the surrounding landscape. With four spacious bedrooms, this home is perfect for families or those who enjoy hosting guests. Each bedroom provides a cozy retreat, featuring ample closet space and picturesque views. The master suite is particularly noteworthy, offering a private oasis with an en-suite bathroom. Complementing the main house is a three-car detached garage, complete with a loft space. This versatile loft can be transformed into a home office, art studio, or guest quarters, catering to a variety of needs. The garage itself provides ample room for vehicles, storage, and hobby equipment. The property's extensive half-section of pasture and hay meadow is ideal for those with agricultural interests or simply seeking wide-open spaces. Imagine morning walks through lush fields, evenings



watching sunsets, and the joy of a self-sustained lifestyle. This 4-bedroom gem, with its unique design and prime location, offers a rare opportunity to own a piece of pastoral paradise. Whether you're looking for a family home, a weekend retreat, or a place to indulge in agricultural hobbies, this property is sure to exceed your expectations. Don't miss the chance to make this idyllic haven your own.

Built in 1988

**Essential Information**

MLS® #	A2147153
Price	\$899,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,045
Acres	320.00
Year Built	1988
Type	Agri-Business
Sub-Type	Agriculture
Style	1 and Half Storey
Status	Active

**Community Information**

Address	West 1/2 6-41-5-w4
Subdivision	NONE
City	Rural Provost No. 52, M.D. of
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B 0Z0

**Amenities**

Utilities	Propane
Parking Spaces	10

Parking	Gravel Driveway, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Laminate Counters, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Trash Compactor, Washer, Window Coverings
Heating	Boiler, Propane
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Farm, Front Yard, Garden, Lawn, Landscaped
Roof	Metal
Foundation	Wood

### Additional Information

Date Listed	July 5th, 2024
Days on Market	439
Zoning	AG

### Listing Details

Listing Office	CENTURY 21 CONNECT REALTY
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.