

\$950,000 - 293038 Range Road 211, Rural Kneehill County

MLS® #A2214678

\$950,000

3 Bedroom, 4.00 Bathroom, 2,045 sqft
Residential on 21.29 Acres

NONE, Rural Kneehill County, Alberta

JUST MOVE IN AND ENJOY THIS INCREDIBLE ACREAGE LOCATED ON A SCENIC 21.9 ACRE PARCEL WITH 32 X 64FT HEATED SHOP ON TOWN WATER JUST 10 MINUTES FROM DOWNTOWN DRUMHELLER

Tucked away from the road for maximum privacy and quiet, this custom-built home is accessed via a paved driveway and showcases a beautifully designed custom fence along the front and partially on the north side. This home features an Open-concept main floor with vaulted ceilings, 2 bedrooms on the main level, including a spacious primary suite with a large walk-in closet and ensuite, a bright kitchen with island, ample cupboards, and plenty of storage. The living room boasts panoramic views of the area with a sitting room featuring a cozy gas fireplace with river rock surround. Main floor laundry with ½ bath and a large mudroom leading to the attached oversized heated garage (in-floor heat). Outside you will discover a covered tile deck with cement base and gas BBQ hookup

The fully finished basement is built with ICF insulated block construction and features: In-floor heating, 2 additional bedrooms, 1 full bathroom, a cozy family room with gas fireplace to curl up around during those cold winter months, great storage, and secondary



access to the attached garage.

Additional Features include: a 32' x 64' heated shop with radiant heat (2) and two bay doors " fully finished and ready for your projects, Underground sprinkler system with water pumping station located west of the yard, plenty of pasture space " perfect for animals. And it's even serviced with municipal water.

This one-of-a-kind property must be seen in person to truly be appreciate all it has to offer. Book your private showing today

Built in 2005

Essential Information

MLS® #	A2214678
Price	\$950,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,045
Acres	21.29
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	293038 Range Road 211
Subdivision	NONE
City	Rural Kneehill County
County	Kneehill County
Province	Alberta
Postal Code	T0J 0Y0

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Water Available
Parking Spaces	6
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Bar, See Remarks, Vaulted Ceiling(s), Wood Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Boiler, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Recreation Room, Den
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Garden, Landscaped, Many Trees, Private, Secluded, Underground Sprinklers, Wooded, Creek/River/Stream/Pond, Paved
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2025
Days on Market	2
Zoning	CR

Listing Details

Listing Office	Royal LePage Wildrose Real Estate-Drumheller
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.