

# \$740,000 - 290045 Rge Rd 244, Rural Kneehill County

MLS® #A2215497

**\$740,000**

4 Bedroom, 2.00 Bathroom, 1,852 sqft

Residential on 7.88 Acres

NONE, Rural Kneehill County, Alberta

Enjoy peace and privacy on this well-cared-for, treed acreage located east of Beiseker. This property includes valley views, and plenty of usable space. A 22' x 34' insulated, heated shop with epoxy flooring offers year-round functionality, while the 27' x 40' hip-roof barn with hay loft and stalls add versatility. Ideal for horse lovers, hobby farming, home-based business, or tranquil living on Alberta's breathtaking prairie. This 1930's, 1,850 sq ft, two-storey home has been thoughtfully renovated and updated throughout to offer a blend of modern comfort and rural charm. Begin your tour by stepping into the spacious back entry. Up a few stairs, leads you to the pantry area perfect for storing food and other kitchen supplies. Next is the kitchen featuring an island with wine rack and seating area, beautiful wood cabinets with lots of granite counter space, a composite granite sink and farm-style lighting. The dining room is situated between the kitchen and living room making it a great space for family dining or entertaining. The comfortable living room completes this open-concept living space. Down the hallway is the good-sized primary bedroom with walk-in closet, a 4 piece bathroom, another craft/bedroom and hallway closet. Up the stairs, you will find the loft area with room for a TV area, office space, reading & sleeping area and another bedroom with room for two beds (no closet). The basement is uniquely finished with two staircases (one leading to/from the back door and other the middle of the house).



There is an exercise area, TV/Family room, under-stair storage/cold room, 3 piece bathroom, laundry, 1 bedroom like room (non-egress window), and two closets by the back stairs. Upgrades to the inside of home include newer plumbing, LVP flooring throughout (except one room in basement), air conditioning plus all new vinyl windows allowing lots of natural light and beautiful views throughout home. External upgrades include siding and metal roof. Just out the front door is an expansive deck. Sit on your couch with fire table to watch the morning sunrise or step around the corner to overlook the back yard with a Koy pond with rock waterfall, a play structure, two sheds and firepit area. Continue along the deck to the gazebo with hot tub and then down onto the patio to dining and barbeque area. This property has everything you need. Schedule your viewing today and make your dream of acreage ownership a reality!

Built in 1935

### **Essential Information**

MLS® #	A2215497
Price	\$740,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,852
Acres	7.88
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	290045 Rge Rd 244
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Subdivision	NONE
City	Rural Kneehill County
County	Kneehill County
Province	Alberta
Postal Code	T0M 0A0

### **Amenities**

Parking	Quad or More Detached
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### **Interior**

Interior Features	Granite Counters, Kitchen Island, Pantry, See Remarks
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Dog Run
Lot Description	Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Private, See Remarks, Treed
Roof	Metal
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	3
Zoning	Agricultural District

### **Listing Details**

Listing Office	RE/MAX ACA Realty
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