

# \$589,900 - 230049 Township Road 314, Rural Kneehill County

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MLS® #A2245019

**\$589,900**

4 Bedroom, 3.00 Bathroom, 2,232 sqft  
Residential on 11.14 Acres

NONE, Rural Kneehill County, Alberta

Bring your ideas of design and passion for work to this partially neglected diamond in the rough, situated on 11.14 acres this acreage is calling for someone to breathe life back into it, although lacking love, lots of potential exists on this property the home features four bedrooms two bathrooms, both four piece, two piece, toilet and shower in the sauna room area as well as an electric heated sauna room, non-operational hot tub area, and recreational space to fill with all sorts of games of your choice. Some updated flooring on the main level. Lots of room to revive and design as you see fit throughout the home. Outside a plethora of buildings tie the yard together, starting with an insulated 42'x24' triple car garage with an 8.5 kW natural gas aspirated generator for farm power outage back-up. Quonset space measures. 80' x 40' offers in-floor heat, a small workspace and, a 14' tall by 20' wide powered overhead door. The last of the storage options is a 100' x 50' pole shed style machine storage shed with sliding door access at each end and a gravel floor line. Five older turkey barns are on the property that have not been accessed to determine their condition. The property also features. Six 1000 bushel hopper-bottom bins were utilized for feed distribution in each barn & one 1200 bushel hopper-bottom bin was also used for the same purpose on the newest of the five total



once-utilized fowl barns.

Built in 1960

### Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2245019                                  |
| Price          | \$589,900                                 |
| Bedrooms       | 4                                         |
| Bathrooms      | 3.00                                      |
| Full Baths     | 2                                         |
| Half Baths     | 1                                         |
| Square Footage | 2,232                                     |
| Acres          | 11.14                                     |
| Year Built     | 1960                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 230049 Township Road 314 |
| Subdivision | NONE                     |
| City        | Rural Kneehill County    |
| County      | Kneehill County          |
| Province    | Alberta                  |
| Postal Code | T0M2A0                   |

### Amenities

|                |                                                                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected                                                                                               |
| Parking Spaces | 3                                                                                                                                                                                             |
| Parking        | Garage Door Opener, Heated Garage, Insulated, RV Access/Parking, Side By Side, Enclosed, Garage Faces Side, Gravel Driveway, Oversized, RV Garage, Triple Garage Detached, Workshop in Garage |
| # of Garages   | 3                                                                                                                                                                                             |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Storage, Wood Windows, Sauna |
|-------------------|----------------------------------------------------------------------------------------------------------|

|                 |                                                                             |
|-----------------|-----------------------------------------------------------------------------|
| Appliances      | See Remarks                                                                 |
| Heating         | Forced Air, Natural Gas, Fireplace(s)                                       |
| Cooling         | None                                                                        |
| Fireplace       | Yes                                                                         |
| # of Fireplaces | 1                                                                           |
| Fireplaces      | Living Room, Wood Burning, Glass Doors, Mantle, Raised Hearth, Stone, Brass |
| Has Basement    | Yes                                                                         |
| Basement        | Partially Finished, Partial                                                 |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage, Garden                                                        |
| Lot Description   | Back Yard, Front Yard, Lawn, No Neighbours Behind, Farm, Garden, Many Trees, Pasture |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Wood Frame                                                                           |
| Foundation        | Poured Concrete                                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 71                |
| Zoning         | AG                |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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