



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

**MLS # A2243641**



**\$548,000**

<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 (56 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>Water:</b>	Co-operative, Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	29-28-22-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	640,000
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**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.