



GRASSROOTS
REALTY GROUP

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**244060 Township Road 314
Rural Kneehill County, Alberta**

MLS # A2272286



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	908 sq.ft.	Age:	1946 (79 yrs old)
Beds:	3	Baths:	1
Garage:	220 Volt Wiring, Additional Parking, Carport, Covered, Double Garage Detach		
Lot Size:	6.23 Acres		
Lot Feat:	Corners Marked, Few Trees, Landscaped, Level, No Neighbours Behind, Tree		

Heating:	Forced Air, Natural Gas	Water:	Public, Well
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-31-24-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Agricultural District
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Experience affordable country living on 6.3 ACRES with this charming 3 bedroom BUNGALOW surrounded by mature trees and only minutes from the Town of Three Hills. The setting is quiet and private, yet close enough to town for everyday convenience. Inside, the home has been nicely updated with NEW VINYL WINDOWS ALL AROUND, NEW HIGH EFFICIENCY FURNACE, NEW HOT WATER TANK, UPDATED LVP FLOORING, NEW KITCHEN WITH QUARTZ COUNTERTOPS AND STAINLESS STEEL APPLIANCES, and a GREAT 4 PIECE WASHROOM WITH TILE AND QUARTZ COUNTERS. The mudroom also includes a USEFUL SINK that adds extra function to the space. The lower level features ONE SPACIOUS BEDROOM AND A NICE STORAGE/DEN AREA. Outside, the property offers a RECENTLY BUILT 24 X 24 GARAGE, BARN, and beautiful mature trees that create a peaceful and private atmosphere. There is also an ADDITIONAL STORAGE BUILDING with a concrete floor and electricity, perfect for tools, equipment, or extra workspace. The property is serviced by COUNTY WATER plus a WATER WELL, giving you two strong water sources. With 6.3 acres, there is plenty of room to personalize, build, expand, or simply enjoy open space. The county has confirmed the land CAN BE USED FOR COMMERCIAL STORAGE WITH APPLICATION, adding even more value and opportunity for the next owner. Acreages at this price are rare. This is a great chance to secure an affordable property with land, upgrades, and future potential. Book your viewing today.