



22057 Rg Rd 252
Aetna, Alberta

MLS # A2296067



\$750,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	1,265 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	-		
Lot Size:	42.20 Acres		
Lot Feat:	-		

Heating:	Natural Gas, Wood	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Aetna
Basement:	Full	LLD:	14-2-25-W4
Exterior:	-	Zoning:	AGRICULTURE AG
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Major Use: Beef

Discover the charm of rural living with this 42-acre lifestyle property in Aetna, conveniently located close to services in Cardston. With a beautiful country feel, the home offers comfort and character, overlooking your own open pasture, with big prairie skies, and a great view of the Montana , Waterton, and SW Rocky Mountain landscape. Currently used for country living combined with smaller scale cattle/beef production, this 42 acres is perfectly suited for those dreaming of a hobby farm, space for animals, and rural life in Southern Alberta. With new corrals, and newly fenced pasture land, this property is ready for your animals. There is land for hay that has been worked up and re-seeded. Irrigation rights and pond are a great bonus to this property as well. There is also has a garden, fruit trees (cherry), and Saskatoon and Haskap berry bushes. The current owner allows a small bee farm on the property, which earns the current owner 4 gallons of honey per year. A functional barn/shop provides excellent space for equipment, projects, storage, and also has heated dog kennels all adding flexibility for both agricultural and personal pursuits. Enjoy the balance of privacy, productivity, and convenience — all within easy reach of town amenities.