



95012 Range Road 105  
Rural Forty Mile No. 8, County of, Alberta

MLS # A2299179



**\$989,000**

|                  |                                  |               |                 |
|------------------|----------------------------------|---------------|-----------------|
| <b>Division:</b> | NONE                             |               |                 |
| <b>Type:</b>     | Residential/House                |               |                 |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                 |
| <b>Size:</b>     | 1,889 sq.ft.                     | <b>Age:</b>   | -               |
| <b>Beds:</b>     | 6                                | <b>Baths:</b> | 2 full / 1 half |
| <b>Garage:</b>   | Single Garage Attached           |               |                 |
| <b>Lot Size:</b> | 35.76 Acres                      |               |                 |
| <b>Lot Feat:</b> | Pasture, See Remarks             |               |                 |

|                    |                  |                   |                           |
|--------------------|------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air       | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Carpet, Laminate | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full             | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Wood Frame       | <b>Zoning:</b>    | Farm/Residential          |
| <b>Foundation:</b> | ICF Block        | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | See Remarks      |                   |                           |

**Inclusions:** N/A

Escape to the peace and potential of country living with this exceptional 35-acre acreage! Ideally located just minutes from Bow Island and Burdett, you'll appreciate the convenience of town amenities while enjoying the privacy of rural living—with very little gravel travel required. A natural shallow coulee winds through the property, adding character to the landscape while providing excellent grazing opportunities. With ample open space and scenic prairie views, this acreage is well-suited for livestock, hobby farming, or those simply craving room to roam. The property is serviced by a well, offering a reliable water source for your needs. The bungalow-style residence offers an impressive 1,889 sq ft of living space, featuring 6 bedrooms and 3 bathrooms—ideal for large families or those needing extra room for guests or a home office. The spacious kitchen and dining area provide plenty of room for gatherings, while the bright living room is highlighted by large windows that flood the space with natural light, creating the perfect setting for family time. Main floor laundry adds to the home's everyday convenience, along with a single attached garage. The basement is partially finished, offering a great opportunity to complete the space to your own style and needs. An addition completed in 2015 enhances the home's functionality, and you'll have peace of mind knowing the roof, furnace, and hot water tank were all updated in 2015. The property also includes a 40' x 60' shop with a concrete floor, perfect for equipment storage, projects, or operating a home-based business. With its combination of usable land, thoughtful updates, and a fantastic location, this acreage offers incredible value and potential. Call your REALTOR® to view today!