



**GRASSROOTS**  
REALTY GROUP

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102082 Range Road 123  
Rural Forty Mile No. 8, County of, Alberta

MLS # A2201429



**\$1,800,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	2,717 sq.ft.	Age:	2011 (14 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Parking Pad, RV Garage, Triple Garage Attached		
Lot Size:	8.26 Acres		
Lot Feat:	Creek/River/Stream/Pond, Few Trees, Landscaped, Lawn, See Remarks, Un		

Heating:	In Floor, Natural Gas	Water:	Dugout, Other
Floors:	Carpet, Linoleum	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	16-10-12-W4
Exterior:	Brick, Concrete	Zoning:	UF - Urban Fringe
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Fridge, Stove, Stackable washer and dryer X2, Upright fridge and freezer in laundry room, Radiant heater in RV shop, refrigeration and compressor system for walk-in cooler, OTR Microwave, Water filtration system, In Floor Heating Systems, Unground sprinklers (5zones auto), Pond Aerator, inline Pump system, Electric Driveway Gate

Stunning 8.25-acre property just west of Burdett, offering space, practicality, and efficiency. Featuring two expansive shops for large vehicles and equipment, this property balances work and home life. The 4147 sq ft home, built in 2011, includes IN FLOOR HEAT on all levels and garage. Its full brick exterior with stained pine accents and a TEFLON COATED Aluminum Roof (valued at \$80,000) ensure durability. A recently added security gate enhances privacy. The welcoming entry includes a large coat closet and built-in drawers. The kitchen offers ample storage with pull-out shelves, and the main floor laundry has TWO SETS of washer and dryer plus an extra fridge and freezer. Appliances are newer. The primary bedroom features a private ensuite with a high-tech steam shower. The bright basement includes 3 bedrooms, a full bathroom, a rec room, and ample STORAGE. Outdoor features include THREE COVERED PATIOS, a 20x35 deck above the garage with a cathedral ceiling, pot lights, and Dura Deck flooring, plus screened-in patios for BUG-FREE enjoyment. The heated three-car garage has floor heating and drains. A 30x35 butcher shop with a walk-in cooler is perfect for hunters or home projects. The HEATED RV SHOP, built in 2020, is nearly 2000 sq ft, measuring 28x70 with spray foam insulation and a 14-ft garage door. The larger 7200 sq ft shop (built in 2001) spans 60x120 and includes IN FLOOR HEATING, spray foam insulation, and blown-in attic insulation, and a 7.5'x40' mezzanine. The breakroom has a kitchen and full bathroom with a shower. Shop access is easy with a 28'W x 16'H garage door plus a 16' door. Utilities include 3 Phase power, natural gas, and SMRID access to a pond for unlimited water. A state-of-the-art water filtration system ensures health and plumbing longevity. Energy efficiency is key, with

48 solar panels supplying power to the grid, significantly reducing costs in warmer months. This acreage is a rare opportunity for peaceful country living. So many features are best seen in person&mdash;contact your real estate agent today for a showing!