

# \$765,000 - 263023 Range Road 261, Rural Rocky View County

MLS® #A2221597

**\$765,000**

4 Bedroom, 2.00 Bathroom,  
Agri-Business on 9.96 Acres

NONE, Rural Rocky View County, Alberta

Great opportunity to buy an acreage at an affordable price. The 4 bedrooms home boast 1653 square feet with a modern kitchen and a view for as long as the eye can see! The sunroom brings in great light and your own personal Oasis. The property offers 5 outbuildings with a converted garage (20'x34') that has partially been turned into a great living space. It also comes with a large Quonset (32'x46') that can be used for animals, shop or storage. There is a wonderful greenhouse for all your gardening needs along with a chicken coop. This a Manufactured home on a wood foundation. Book your showing now, don't miss out.

Built in 1978

## Essential Information

MLS® #	A2221597
Price	\$765,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Acres	9.96
Year Built	1978
Type	Agri-Business
Sub-Type	Agriculture
Style	Modular Home



Status	Active
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## Community Information

Address	263023 Range Road 261
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M 1G0

## Interior

Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Crawl Space

## Exterior

Lot Description	Few Trees, Farm
Roof	Asphalt Shingle

## Additional Information

Date Listed	May 16th, 2025
Days on Market	8
Zoning	Agricultural

## Listing Details

Listing Office	eXp Realty
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