

# \$695,000 - 335018 Rge Rd 253, Rural Kneehill County

MLS® #A2233512

**\$695,000**

4 Bedroom, 4.00 Bathroom, 1,619 sqft  
Residential on 10.92 Acres

NONE, Rural Kneehill County, Alberta

Country life is near complete on this 10.92-acre parcel with a 4-bedroom 4-bath 1600+ Sqft. bungalow!! An Amazing view surrounds this beautiful country home, overflowing with unique features, style, design & practical usage of space throughout. A welcoming & open feeling greets you the moment you enter the home, a large foyer opens into a warm family setting, encompassing a spacious dining area, custom-designed kitchen with updated appliances, 2 sink stations in the kitchen and island space provide functionality to a very well-planned cabinetry pattern, all tied together by an enormous living room space with a cultured stone wood fireplace w/ gas assist and circulating fan, provide ambiance and a warm cozy feel. The main floor space is filled with beaming bright natural light supplied by a variety of large windows and features 3 bedrooms with a 3pc en-suite in the primary suite and a 4pc bath for the main. Access to the double-attached, heated & fully finished garage is gained from the hallway adjacent to the kitchen, outfitted with a laundry station and an abundance of pantry/storage closet options to fill with whatever your heart desires. The garage space features an additional 3-pc bath, central vac system, and dual overhead doors, with very high ceilings to increase overdoor height if so desired, lots of storage options, and convenient access to the front and back sides of the house. Transitioning to the basement space, you'll find an oversized rec



room area with a field-stone design fireplace, shared with a studio workspace for a crafts & hobbies outfitted with all kinds of cabinets and countertop workspaces, a large bedroom space providing the option to make an additional bedroom space, 5pc en-suite bathroom with a roughed-in sauna room & huge walk-in closet space just off the 5-pc. bath. A large utility/storage room, mechanical room with included chest & upright freezers as well as a handy cold room space. Numerous updates to the home have been done over recent years, some of which include a stamped metal roof, soffits & eaves troughs, attic insulation, and so much more!! Finally, the yard offers breathtaking views, envision sipping your morning coffee in the peace, quiet, and serenity of the sunrise from the eastern exposure on the 2 tier rear deck space, providing a sprawling, gorgeous view across the rolling prairies. A tremendous amount of garden space options are available & wonderful mature trees, shrubs, and greenery surround the yard, providing shelter, privacy, and songbirds galore. A 44x90 metal machine shed is located in the SW corner of the property, and a very unique historic grain elevator from 1905 brings classic roots of the agricultural farming area. The time is now to move to the peace and quiet of the true country lifestyle on this one-of-a-kind acreage.

Built in 1982

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2233512  |
| Price          | \$695,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,619     |
| Acres          | 10.92     |

|            |                                  |
|------------|----------------------------------|
| Year Built | 1982                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Bungalow, Acreage with Residence |
| Status     | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 335018 Rge Rd 253     |
| Subdivision | NONE                  |
| City        | Rural Kneehill County |
| County      | Kneehill County       |
| Province    | Alberta               |
| Postal Code | T0M2C0                |

### Amenities

|                |                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                                                                                                    |
| Parking        | Double Garage Attached, Garage Door Opener, Oversized, Garage Faces Rear, Gravel Driveway, Heated Garage, Insulated, Side By Side, Workshop in Garage |
| # of Garages   | 2                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Storage, Sump Pump(s), Wood Windows                                                                                          |
| Appliances        | Built-In Oven, Dishwasher, Double Oven, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas, Boiler                                                                                                                     |
| Cooling           | None                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                                                             |
| Fireplaces        | Gas Starter, Living Room, Stone, Wood Burning, Basement, Family Room, Glass Doors, Raised Hearth                                                              |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                                |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Rain Gutters, Storage, Fire Pit                                                                        |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, No Neighbours Behind, Private, Treed, Gentle Sloping, Many Trees, |

|              |                 |
|--------------|-----------------|
|              | Secluded        |
| Roof         | Metal           |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 48              |
| Zoning         | AG              |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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