

# \$799,900 - 231052 330 Township, Rural Kneehill County

MLS® #A2248296

**\$799,900**

2 Bedroom, 2.00 Bathroom, 1,671 sqft

Residential on 14.83 Acres

NONE, Rural Kneehill County, Alberta

Excellent Location for your Dream Homestead. A Beautifull 1674 Sq Ft Home with a huge oversized double Garage built Early 2000s and just saw major exterior upgrades like Triple Glazed Windors, New doors, Extra Styrofoam exterior insulation and new siding, New Shingles, Continuos eavesthroughing, also new master ensuite make over all on 14.83 acres of highly usable land just South East of Trochu and North east of Three Hills, Alberta. Quiet country Living in this Progressive rural communtiy that has all the amenities. Come sit in the huge Hot tub under the 14' x 12' Gazebo and let you stress Soak away. This Property has so much to offer and is perfect for an addition to a family farm operation or Bring your ideas for a rural enterprize. There is Heated shop 32' X 74' with 14' x 20' powered Rollup door. A huge 40 ft X 100 ft wooden Archrib With large doors both ends. Another Arch rib building 28 ft x 40 ft recently used as an indoor rink. Also an older garage with a concrete floor that could be a small barn too. The list goes on but come to see this GEM that needs your personal touches.

Built in 2002

## Essential Information

MLS® # A2248296

Price \$799,900



|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 2                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,671                            |
| Acres          | 14.83                            |
| Year Built     | 2002                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 231052 330 Township   |
| Subdivision | NONE                  |
| City        | Rural Kneehill County |
| County      | Kneehill County       |
| Province    | Alberta               |
| Postal Code | T0M 2C0               |

### Amenities

|              |                                                                                                                                                                                 |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking      | 220 Volt Wiring, Additional Parking, Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Oversized, Quad or More Detached, RV Access/Parking |
| # of Garages | 6                                                                                                                                                                               |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Open Floorplan          |
| Appliances        | Dishwasher, Dryer, Range, Refrigerator, Washer         |
| Heating           | Baseboard, Boiler, Combination, Hot Water, Natural Gas |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Farm, Few Trees, Front Yard, Many Trees |
| Roof              | Asphalt Shingle                         |
| Construction      | Mixed                                   |
| Foundation        | Wood                                    |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | August 12th, 2025   |
| Days on Market | 82                  |
| Zoning         | COuntry Residential |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | 2 Percent Realty Advantage |
|----------------|----------------------------|

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