

# \$435,000 - 315055 Park Avenue, Rural Kneehill County

MLS® #A2208878

## \$435,000

3 Bedroom, 1.00 Bathroom, 966 sqft

Residential on 8.74 Acres

NONE, Rural Kneehill County, Alberta

START THE CAR! This 3 bed 1 bath home, on 8+ acres is a terrific hobby farm! The home features a bright open kitchen dining space, with loads of cupboards, and patio doors to south facing deck, for all the beautiful prairie sunrises and sunsets, a west facing living room with space for the family, 3 bedrooms and main floor stacking laundry, 2020 hot water tank and county water to the house. There is a well still there for all your outside water needs. The yard is mature and boasts a recent orchard started with all sorts of fruit trees and shrubs and garden boxes. There is a cool dirt track for the kids to ride their bikes, and so much space to play. With 2 car garages, a shop and a machine shed, storage and workshop space are prime spaces. And some pasture space and grass land, just right for you to bring a few animals. Call your favorite Realtor today to book your private showing.

Built in 1950

## Essential Information

MLS® #	A2208878
Price	\$435,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	966
Acres	8.74



Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	315055 Park Avenue
Subdivision	NONE
City	Rural Kneehill County
County	Kneehill County
Province	Alberta
Postal Code	T0M2A0

### Amenities

Parking Spaces	6
Parking	Single Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Garden, Other, Private Yard, Storage
Lot Description	Irregular Lot, Fruit Trees/Shrub(s), Front Yard, Pasture, See Remarks, Triangular Lot
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 15th, 2025
Days on Market	16

Zoning                      XH

**Listing Details**

Listing Office              Royal LePage Country Realty

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