

\$560,000 - 284009 Range Road 225, Rural Kneehill County

MLS® #A2243641

\$560,000

3 Bedroom, 2.00 Bathroom, 1,520 sqft
Residential on 4.00 Acres

NONE, Rural Kneehill County, Alberta

Here's your chance to own a beautiful 4-acre parcel in the countryside—just under 55 minutes from Calgary! Nestled beside a scenic coulee with a small pond, this spacious 1,500+ sq. ft. bungalow offers the perfect blend of rural charm and practical potential.

The home features three bedrooms and 1.5 bathrooms, with a framed basement ready for development—just waiting for your personal touch. Finish it off and complete a few remaining renovations on the main floor to instantly add value and equity.

Additional highlights include:

Two insulated barns/workshops 36mX18m—both built in 2022

Attached garage/workshop

Two decks, including a massive 24' x 14' west-facing deck for ultimate privacy

New hot water tank

Highly insulated foundation

Abundant electrical power

Well + municipal water for reliable supply



Second driveway access “ ideal for future development, additional buildings, or a large workshop

This home offers incredible potential for a renovation project, flip, or a dream home with built-in equity. With this much land and infrastructure at such an affordable price, it's a rare find in today’s market.

Built in 1970

Essential Information

MLS® #	A2243641
Price	\$560,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,520
Acres	4.00
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	284009 Range Road 225
Subdivision	NONE
City	Rural Kneehill County
County	Kneehill County
Province	Alberta
Postal Code	T0M0L0

Amenities

Parking	Heated Garage, Insulated, Oversized, Single Garage Attached, Workshop in Garage
# of Garages	4

Interior

Interior Features	No Animal Home
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Irregular Lot, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	98
Zoning	640,000

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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