

# \$629,000 - 284009 Range Road 225, Rural Kneehill County

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MLS® #A2243641

**\$629,000**

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          | \$629,000                        |
| 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, Partially Finished                                              |

## 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 | 11               |
| Zoning         | 640,000          |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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