

\$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 | Bungalow, Acreage with Residence |
| 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 | Unfinished, Partial |

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 15th, 2025 |
| Days on Market | 5 |

Zoning XH

Listing Details

Listing Office Royal LePage Country Realty

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