

\$850,000 - 40223 Range Road 153, Rural Paintearth No. 18, County of

MLS® #A2211389

\$850,000

3 Bedroom, 3.00 Bathroom,
Agri-Business on 55.87 Acres

NONE, Rural Paintearth No. 18, County of,
Alberta

Imagine living here!

Tucked into the coulees on the banks of the Battle River, the possibilities are endless!

This 1988 home offers over 2700 sq. ft. of well-maintained, energy efficient, solid concrete

construction, 3 bedrooms, 3 bathrooms, den, office, family room and bonus room.

Large, south facing windows and skylights welcome an abundance of natural light in the living

room, dining room and kitchen. Recent renovations include custom oak cabinetry, center

island, large walk-in pantry and stainless steel appliances.

The laundry area is conveniently located next to the kitchen.

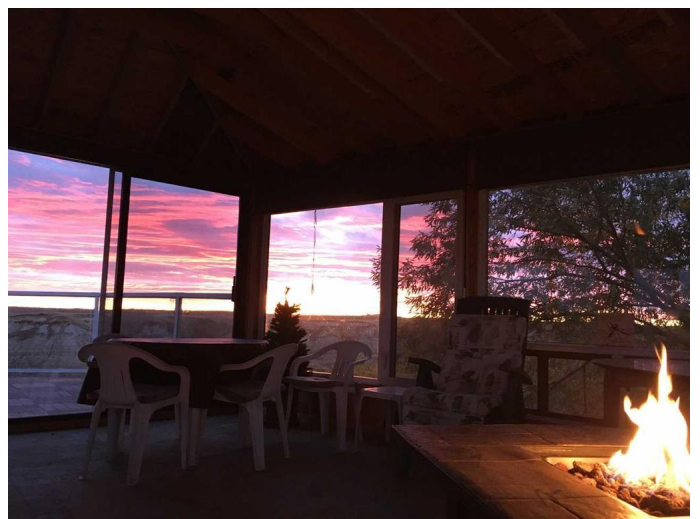
Patio doors off the kitchen lead to a two-story gazebo with 8'™x9'™ hot-tub and a power lift to

the conservatory with 360 degree views of the mature yard and gardens. Upper patio doors open onto an observation deck with stunning views of the coulee.

House is wheelchair accessible.

House is heated with a propane fired boiler and in-floor heating system and ventilated with a

VanEE air-exchange system. Water supply is from a 2500 gallon in-ground cistern.



And, yes, you can drive the lawn mower up onto the roof!

The full shop is 50'x76' with concrete floor and metal siding and a 2pc. bathroom.

The main

portion of the shop is 50'x60', with

6" walls, heated by radiant tube and

auxiliary solar heat,

and is plumbed for in-floor heating. It has a

26'x16' over-head door. Mezzanine is

10'x50'.

The full-width overhead hoist has 50' of

travel. There is A LOT of storage and

counter

space in the shop. The 5hp HD Devilbiss

175psi compressor and airlines are included,

as are

the 1000 gal. propane tank and contents of the

shop. The insulated office on the north side of

the shop is 16'x20', with an electric

heater. The insulated upper storage room off

the

mezzanine is 16'x20'. The ground

level cold-storage room off the main shop is

16'x30' with a

12'x10' overhead door.

The insulated water shed is attached to the

main shop. It houses the in-ground 14,000

gallon

water storage tank for rain-water collection

from the metal roofs of shop and Quonset.

Water is

plumbed to the shop and outside for irrigation

of the lawns and gardens. The water shed also

houses the Generac 14KW propane-fired

back-up generator with automatic transfer

switch, which

serves both the house and shop.

The arch-rib Quonset is 50'x98', with

a concrete footing and dirt floor. It has a

20'x15'3" door

overhead door on one end, with a

40'x15' sliding door at the other end.

There is power to the building. Pallet-racking in the Quonset is included with the sale.

And, to top it all off, there is chicken coop with fenced-in run and a well-stocked garden shed.

This dream property could soon be yours!

Built in 1988

Essential Information

MLS® #	A2211389
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Acres	55.87
Year Built	1988
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	40223 Range Road 153
Subdivision	NONE
City	Rural Paintearth No. 18, County of
County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C1C0

Amenities

Utilities	Electricity Connected, Propane
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Interior

Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Propane
Basement	None

Exterior

Lot Description	Backs on to Park/Green Space, Garden, Landscaped, Lawn, Many
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	Trees, No Neighbours Behind, Views, Creek/River/Stream/Pond, Farm, Fruit Trees/Shrub(s), Gazebo, Pasture, Rolling Slope, Steep Slope
Roof	Concrete, Green Roof
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2025
Days on Market	23
Zoning	AG

Listing Details

Listing Office	Sutton Landmark Realty
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