

\$599,900 - 320082 Range Road 23-0, Rural Kneehill County

MLS® #A2218770

\$599,900

5 Bedroom, 4.00 Bathroom, 1,523 sqft
Agri-Business on 20.00 Acres

NONE, Rural Kneehill County, Alberta

Escape the hustle and embrace a lifestyle of peace, privacy, and potential on this beautifully maintained 20-acre hobby farm, located just a scenic 10-minute drive to Three Hills. Whether you're envisioning horses, cattle, sheep, chickens, or a bountiful greenhouse, this property offers the infrastructure and flexibility to bring your rural dreams to life.

Formerly a thriving horse boarding and training facility, the setup is ready to support a variety of agricultural ventures. The 20x40 barn with 3 horse stalls, extensive cross-fencing, and multiple paddocks make managing livestock or rotating pastures a breeze. A spacious 30x30 shop with an oversized overhead door offers additional space for storage, equipment, or workshop needs.

The comfortable 1523 sq ft bungalow provides room for the whole family or live-in help, featuring a main floor suite, 5 bedrooms, and 3.5 bathrooms (3 up, 2 down). The convenience of municipal water means no concerns about wells or water reliability—perfect for both everyday living and expanding into greenhouse farming, whether for personal produce or potential retail opportunities.

This is more than just an acreage—it's a turnkey opportunity for a peaceful rural lifestyle



with income-generating possibilities. Seize the chance to grow, raise, and create your ideal country life—all while staying conveniently close to town.

Built in 1965

Essential Information

MLS® #	A2218770
Price	\$599,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,523
Acres	20.00
Year Built	1965
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	320082 Range Road 23-0
Subdivision	NONE
City	Rural Kneehill County
County	Kneehill County
Province	Alberta
Postal Code	T0M2A0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available
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Interior

Interior Features	No Smoking Home
Appliances	Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard, Boiler, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Lot Description	Farm, Few Trees, Pasture, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2025
Days on Market	9
Zoning	Agricultural District

Listing Details

Listing Office	Real Broker
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