

\$649,000 - 49067 Range Road 35, Warburg

MLS® #A2028788

\$649,000

2 Bedroom, 1.00 Bathroom, 1,152 sqft

Residential on 160.00 Acres

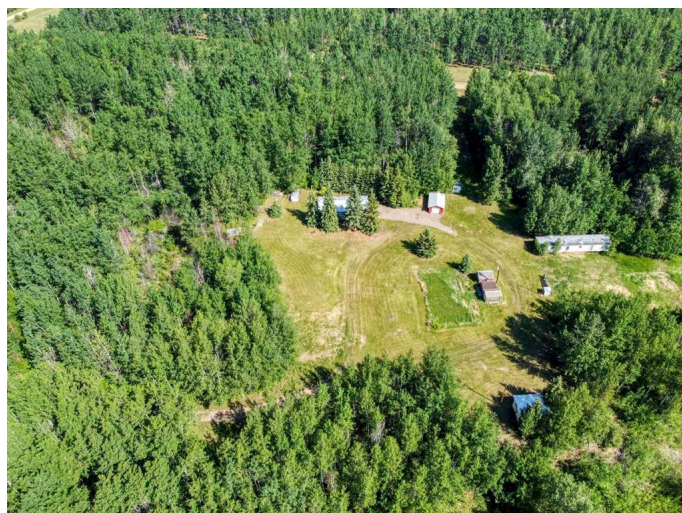
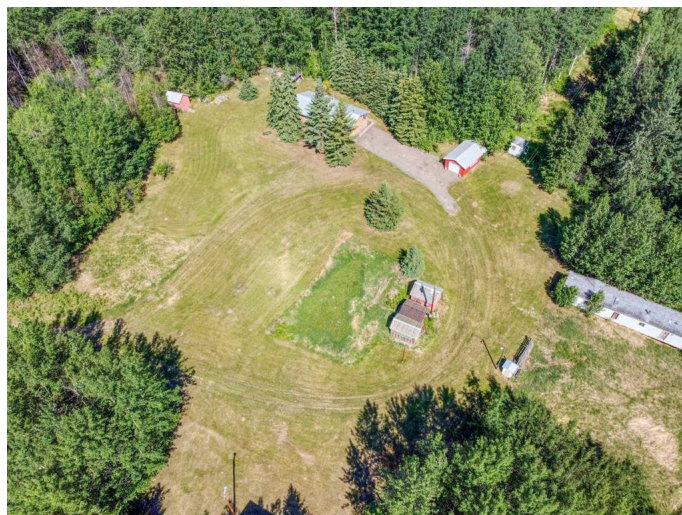
Warburg, Warburg, Alberta

INCREDIBLE RECREATIONAL PROPERTY OPPORTUNITY! 160 acres of breathtaking views, mixed land (arable and forest) and Strawberry Creek running right through it. This property offers an 1152 sqft bungalow, a bunk house, 4 storage sheds, a greenhouse, large garden area, a creek, over 20 acres of farmable land, plus additional cleared areas, electricity, well, propane, phone line and a retired mobile home. Whether you are looking to build your retirement home, create a recreational business/oasis (hunting, fishing, camping, a retreat centre) or just get away from it all. This property has it all; beaver, moose, deer, fish and even the occasional bear, cougar and wild boar. Birdwatcher's paradise – enjoy watching and listening to a variety of both native on non-native species out the breakfast nook window while enjoying your morning coffee. Not to mention the views, stars, Northern Lights, peace and quiet, privacy and endless possibilities. Book your viewing today and see for yourself!

Built in 1981

Essential Information

MLS® #	A2028788
Price	\$649,000
Sold Price	\$600,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,152
Acres	160.00
Year Built	1981
Type	Residential
Sub-Type	Recreational
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	49067 Range Road 35
Subdivision	Warburg
City	Warburg
County	Leduc County
Province	Alberta
Postal Code	T0C2T0

Amenities

Parking Spaces	6
Parking	Single Garage Detached
Waterfront	Creek

Interior

Interior Features	No Smoking Home, Open Floorplan, See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Fireplace(s), Forced Air, Propane, Wood
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Free Standing, Metal, Wood Burning
Basement	None

Exterior

Exterior Features	Other, Storage
Lot Description	Cleared, Brush, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Many Trees, Meadow, Native Plants, Private, Secluded, See Remarks, Views, Wooded
Roof	Metal
Construction	Wood Frame, Wood Siding

Foundation None

Additional Information

Date Listed March 8th, 2023
Date Sold March 25th, 2024
Days on Market 383
Zoning Agricultural
HOA Fees 0.00

Listing Details

Listing Office CIR REALTY

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