

\$1,499,000 - 275120 Range Road 262, Beiseker

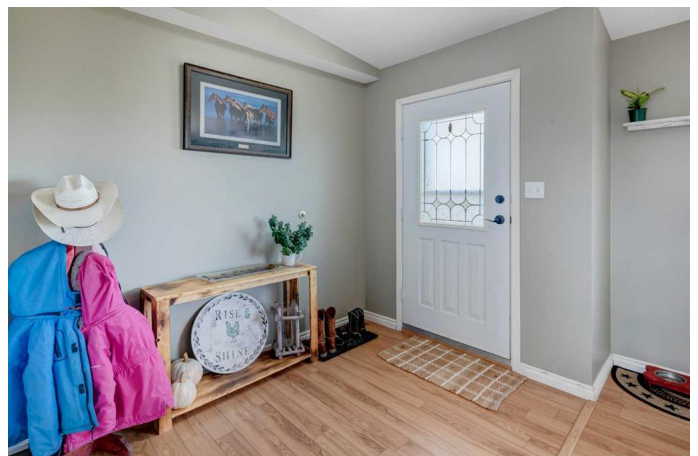
MLS® #A2130307

\$1,499,000

3 Bedroom, 2.00 Bathroom,
Agri-Business on 159.40 Acres

NONE, Beiseker, Alberta

The farm dream is within reach with this ultra affordable full quarter section and dream home. This 1800 square foot raised bungalow was built in 1994 and moved to it's current location on a new foundation in 2020. It features 3 bedrooms, 2 full baths, skylights, granite countertops and so much more. The basement is roughed in for another bath, has soaring ceiling height and high insulation value. Outside you will enjoy extensive decks with mountain views. The oversized double garage will house the toys and keep the snow off your ride. 100 new trees have been planted in the last 3 years. Saddle up and ride in the outdoor 110' x 240' riding arena. There are also two stock waterers and an excellent producing well. Extensive surface revenues and crop land rental help offset expenses making this property even more affordable with a guaranteed minimum payment of \$9300 per year. One of the leaseholders pays the majority of the property tax to the county. Located far enough off highway 9 for peace and serenity, yet close enough for an easy commute to Calgary or Airdrie. Just minutes from schools, shopping and sports and recreation. The Rosebud River even meanders through the quarter. Come out and enjoy all the wonders of the country lifestyle.



Essential Information

MLS® #

A2130307

Price	\$1,499,000
Sold Price	\$1,442,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Acres	159.40
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	275120 Range Road 262
Subdivision	NONE
City	Beiseker
County	Rocky View County
Province	Alberta
Postal Code	T0M 0G0

Amenities

Utilities	Propane
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Interior

Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
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Additional Information

Date Listed	May 9th, 2024
Date Sold	May 31st, 2024
Days on Market	22
Zoning	S-Nat
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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