

\$750,000 - 9030 Township Road 340, Special Areas No. 4

MLS® #A2185846

\$750,000

5 Bedroom, 4.00 Bathroom, 2,157 sqft
Agri-Business on 158.04 Acres

NONE, Special Areas No. 4, Alberta

This home quarter has everything you need to get situated on the farm. The yard is fully setup with a large family home surrounded by tons of yard space, shelter belt and amenities to keep productive. The long driveway is solid for transport, plenty of room for navigating into the stackyard, and accessing the barn area (24'x36') and heated workshop. This expansive bungalow has been completely renovated in the last 10 years. Upgrades include a full expanded addition with ICF foundation, flooring, fixtures, appliances and everything in-between. A full home RO water system has been setup, all new exterior, metal roof, and full length front deck for your comfort. Both main floor and basement offer plenty of entertaining space with open concept living, and expansive rooms with lots of natural light. The main floor is complete with large entryways, hardwood and tile flooring throughout, and three large bedrooms. The master bedroom is off the living room with a 3pc ensuite and the 4pc bathroom is next to the additional bedrooms. This is a beautiful executive property that has been meticulously maintained. Complete 160ac properties like this are hard to find. You won't be disappointed in this land investment. Additionally there is \$3400 in annual surface lease revenue, and it's fully fenced and setup for your livestock.

Built in 1999



Essential Information

| | |
|----------------|---------------|
| MLS® # | A2185846 |
| Price | \$750,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,157 |
| Acres | 158.04 |
| Year Built | 1999 |
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 9030 Township Road 340 |
| Subdivision | NONE |
| City | Special Areas No. 4 |
| County | Special Area 4 |
| Province | Alberta |
| Postal Code | T0C 2S0 |

Amenities

| | |
|-----------|---|
| Utilities | Electricity Connected, Natural Gas Connected, Water Connected, Satellite Internet Available |
|-----------|---|

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting |
| Lot Description | Fruit Trees/Shrub(s), Landscaped, Many Trees |

| | |
|--------------|--|
| Roof | Metal |
| Construction | Wood Frame, ICFs (Insulated Concrete Form) |
| Foundation | ICF Block |



Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 8th, 2025 |
| Days on Market | 103 |
| Zoning | AG |

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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