

\$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" •

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 |
|-----------|--------------------------------|

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 |
|-----------------|--|

| | |
|--------------|--|
| | 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 | 27 |
| Zoning | AG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Sutton Landmark Realty |
|----------------|------------------------|

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