

# \$799,000 - 80526 Range Road 124, Rural Saddle Hills County

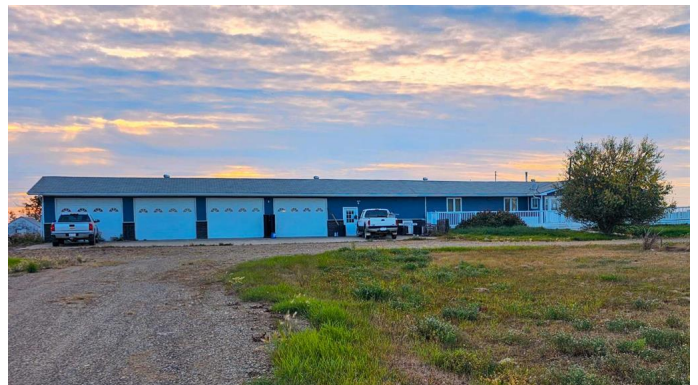
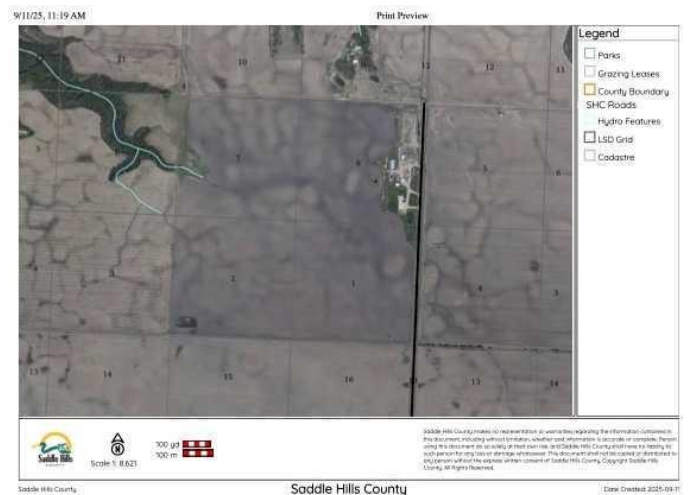
MLS® #A2256263

**\$799,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 160.00 Acres

NONE, Rural Saddle Hills County, Alberta

Best of both worlds to combine home and work life! Quarter section (160 acres) with 150 acres in farmland and the balance a residence area. Four-car-garage fully developed home plus a second residence: an updated mobile home! 40' X 100' Quonset for storage plus a heated 40' X 42' workshop for projects. Various outbuildings. Crops of canola, hay, alfalfa in recent years. Large ranch style main house with attached four car in-floor heated garage connected by spacious boot room/storage area. Dugout draws water to the home and in the garage is a cistern if you prefer to haul in water. Recently fully renovated basement effectively makes the approximately 2,500 square foot home feel new again. Enter the big boot room and step left to that long garage or hang a right into the home, via steps or ramp. Main floor is modern and just requires a few touch ups. An addition adds a second large dining space to the main floor, or option to modify the large layout for a variety of uses. Two bedrooms plus a utility room could be third bedroom. Downstairs, two bedrooms plus an office with an egress window that opens to the garage. Mobile home has been renovated with a large addition and just needs some minor work. This is an estate sale so please accept the property, inside and out, as is where is. GST may apply.



## Essential Information

|           |               |
|-----------|---------------|
| MLS® #    | A2256263      |
| Price     | \$799,000     |
| Bathrooms | 0.00          |
| Acres     | 160.00        |
| Type      | Agri-Business |
| Sub-Type  | Agriculture   |
| Style     | Bungalow      |
| Status    | Active        |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 80526 Range Road 124      |
| Subdivision | NONE                      |
| City        | Rural Saddle Hills County |
| County      | Saddle Hills County       |
| Province    | Alberta                   |
| Postal Code | T0H0K0                    |

## Amenities

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Utilities    | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking      | Concrete Driveway, Heated Garage, Quad or More Attached                        |
| # of Garages | 4                                                                              |

## Interior

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                 |                        |
|-----------------|------------------------|
| Lot Description | Front Yard, Lawn, Farm |
| Roof            | Asphalt Shingle        |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 3                    |
| Zoning         | A                    |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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