

\$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
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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	102
Zoning	AG

Listing Details

Listing Office	Royal Lepage Network Realty Corp.
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