

\$599,000 - 4312 Twp Road 494, Warburg

MLS® #A2203577

\$599,000

3 Bedroom, 2.00 Bathroom, 1,266 sqft
Agri-Business on 158.02 Acres

NONE, Warburg, Alberta

158.02 Acres with a 1265.85 sq/ft home and a 40'x32' shop. Inside the home the main level consists of a Kitchen, Dining, Living Room, 4 piece Bathroom, Laundry, Pantry, and Three Bedrooms with the Primary having its own 2 piece Ensuite Bathroom. The full basement is unfinished but does have 2 rooms framed. The insulated shop is metal clad with a metal roof, power, and has a cement parking pad on one side. Approximately 87+/- acres of hay land and has a creek through it with lots of beautiful views and trees. Some Fencing is in place with 2 waterers for animals. Borders Nature Conservancy Canada Perkins Property Upper North Saskatchewan River Basin Natural Area. Altalink power line revenue of \$3000+/- per year. Dead end road runs along one side.158.02.

Built in 1973

Essential Information

MLS® #	A2203577
Price	\$599,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,266
Acres	158.02
Year Built	1973



Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	4312 Twp Road 494
Subdivision	NONE
City	Warburg
County	Leduc County
Province	Alberta
Postal Code	T0C 2T0

Interior

Appliances	Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Roof	Metal
Construction	Composite Siding
Foundation	Block

Additional Information

Date Listed	March 18th, 2025
Days on Market	18
Zoning	AG

Listing Details

Listing Office	RE/MAX Real Estate (Edmonton)
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