

# \$769,900 - 305076 Range Road 254, Rural Kneehill County

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MLS® #A2235054

**\$769,900**

4 Bedroom, 2.00 Bathroom, 2,133 sqft  
Residential on 20.00 Acres

NONE, Rural Kneehill County, Alberta

This 20-acre property offers plenty of rural charm and practical functionality—all ideally located right off pavement and just minutes from the town of Linden, making access easy year-round.

The 40' x 80' heated shop is a standout feature—complete with in-floor heat, overhead heat, 220V power, sink, and a handy mezzanine with a 2-piece bathroom. For horse enthusiasts, the acreage is already fenced and set up with corrals, two paddocks, a round pen, riding arena with a new tarp and an outdoor arena. You'll also find a hay shed and additional storage to keep everything neatly organized.

The character-filled home was moved onto the property in the 1940s and has been lovingly updated over the years. Features include a metal roof, weeping tile with dugout drainage, and a new electrical panel (6 years ago). A nearly wraparound deck with custom iron railings offers the perfect place to relax and take in the country views. The yard is complete with raised garden beds and a cozy firepit area—perfect for outdoor living.

Inside the home, you'll find 4 bedrooms plus an office—two bedrooms on the main level and two upstairs. The spacious and welcoming layout includes main floor laundry with half bath, a bright kitchen with a gas stove, pantry, and dinette, a large living room with a cozy woodstove and patio doors to the front part of



the deck, and a dining room with patio doors for access to the deck and nearby wood storage.

The basement features a generous family room, a hobby/workout space, the well room, utility room, and framing started for a bathroom, plus direct access to the oversized single attached garage (33' x 13'). The furnace is approximately 15 years old and the well room being conveniently located in the basement makes for peace of mind in the winter months.

This turnkey acreage is ready for its next owners to enjoy and cherish. Peaceful country living, close to amenities!

Built in 1942

### **Essential Information**

|                |   |
|----------------|---|
| MLS® #         | A2235054                                  |
| Price          | \$769,900                                 |
| Bedrooms       | 4   |
| Bathrooms      | 2.00                                      |
| Full Baths     | 1   |
| Half Baths     | 1   |
| Square Footage | 2,133                                     |
| Acres          | 20.00                                     |
| Year Built     | 1942                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 305076 Range Road 254 |
| Subdivision | NONE                  |
| City        | Rural Kneehill County |
| County      | Kneehill County       |
| Province    | Alberta               |
| Postal Code | T0M1J0                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Single Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home, Pantry   |
| Appliances        | Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | In Floor, Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning Stove  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard  |
| Lot Description   | Back Yard, Corner Lot, Farm, Front Yard, Garden, Pasture, Treed |
| Roof              | Metal   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Block   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 13              |
| Zoning         | A               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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