

# \$659,000 - 82047 Twp 414, Rural Provost No. 52, M.D. of

MLS® #A2246055

## \$659,000

4 Bedroom, 2.00 Bathroom, 2,129 sqft  
Residential on 159.00 Acres

NONE, Rural Provost No. 52, M.D. of, Alberta

Incredible opportunity to own a full quarter section (159 acres) featuring a spacious 2,129 sq. ft. character home and a wide range of functional outbuildings. This 1.5-storey residence was originally built in 1928 with a large addition completed in 1976, offering 4 bedrooms, 2 bathrooms, and a bright, open-concept living space. The home is filled with natural light and features large rooms that provide both comfort and functionality. Outside, the property offers excellent infrastructure, including a 24x34 triple detached garage, a hip roof barn with a newer roof and loft, a second older barn/shop in good condition, and a lofted outbuilding with a fully insulated and heated workshop below. There is also a dedicated kids'™ play area and wood shed, as well as three separate wells on the property. The land is currently seeded to grass but was previously used for crop production and could easily be converted back. Whether you're looking to start a hobby farm, run livestock, or simply enjoy rural living with space and privacy, this property has endless potential. Quarter sections with this combination of land, home, and infrastructure are rare to find—don't miss your chance to view this exceptional acreage.

Built in 1928

## Essential Information

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Price	\$659,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,129
Acres	159.00
Year Built	1928
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	82047 Twp 414
Subdivision	NONE
City	Rural Provost No. 52, M.D. of
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B 0B0

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Fire Pit, Garden
Lot Description	Other
Roof	Metal
Construction	Stucco
Foundation	Poured Concrete

## **Additional Information**

Date Listed August 2nd, 2025

Days on Market 2

Zoning Urban Fringe

## **Listing Details**

Listing Office COLDWELLBANKER HOMETOWN REALTY

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