

\$550,000 - 12038 Secondary Hwy 820, Rural Cardston County

MLS® #A2270911

\$550,000

3 Bedroom, 1.00 Bathroom, 1,080 sqft
Agri-Business on 29.31 Acres

NONE, Rural Cardston County, Alberta

Just 25 km southeast of Cardston, this beautiful 29.31 acre homestead offers the perfect combination of productivity, privacy, and tranquility, all set against breathtaking mountain views. The property features 20 acres of lush, producing alfalfa fields, ideal for feed or small-scale farming, along with a large pasture complete with a dugout and a Ritchie automatic waterer, making it perfectly suited for livestock. Mature trees and shrubs provide natural shelter, shade, and privacy, while wide-open spaces offer plenty of room to roam, expand, or build your dream home. The fully renovated bunkhouse blends rustic charm with modern comfort, offering two bedrooms, one bathroom, and a loft overlooking the property, along with a forced-air furnace and air conditioning for year-round comfort. Attached to the bunkhouse is a 25' x 30' heated shop, perfect for projects, storage, or mechanical work during the colder months. Additional outbuildings include a massive 80' x 100' pole shed that's versatile enough for equipment storage, a barn, or even a riding arena, as well as the property's original heritage barn that is full of character and history. All overhead utilities were buried two years ago for cleaner country views, and a new underground plumbing system with a modern cistern, filled by a well, has been recently installed. Whether you're a small farmer,



rancher, or a family looking for a peaceful place to call home, this rare property offers a unique opportunity to enjoy the beauty and freedom of country living.

Essential Information

MLS® #	A2270911
Price	\$550,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,080
Acres	29.31
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	12038 Secondary Hwy 820
Subdivision	NONE
City	Rural Cardston County
County	Cardston County
Province	Alberta
Postal Code	T0K0K0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
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Interior

Appliances	Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Portable Dishwasher
Heating	Forced Air
Cooling	Central Air
Basement	None

Additional Information

Date Listed	November 14th, 2025
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Days on Market	1
Zoning	RA

Listing Details

Listing Office	Onyx Realty Ltd.
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