

# \$2,250,000 - 7132 2-1 Range, Lundbreck

MLS® #A2171119

**\$2,250,000**

3 Bedroom, 2.00 Bathroom, 1,352 sqft

Agri-Business on 159.50 Acres

NONE, Lundbreck, Alberta

"Nestled in the picturesque Southern Alberta foothills, this established quarter section offers the best of rural living. With ample water sources and well-equipped facilities for livestock handling, the ranch-style bi-level home is designed for both comfort and functionality. The 40 x 100 building is divided into a shop with a mezzanine, bathroom, and office in the front, while the rear section offers vehicle storage, each area equipped with large overhead doors to accommodate extra-height vehicles. The property boasts stunning views of the rolling foothills, providing a scenic and tranquil backdrop.

The manicured grounds feature lush lawns, a fertile garden, and perennial plantings, all beautifully framed by stands of majestic aspen trees. Years of careful planning and maintenance have gone into both the home and the grounds, with pride of ownership evident throughout. Outbuildings include multiple calving barns, sheds, a pumphouse, and more, offering everything needed for a working rural property.

Please note that the square footage does not include the sunroom, as per RMS standards. This is a rare opportunity to enjoy a peaceful and picturesque rural lifestyle in one of Southern Alberta's most scenic locations."

Built in 1983



## Essential Information

MLS® #	A2171119
Price	\$2,250,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,352
Acres	159.50
Year Built	1983
Type	Agri-Business
Sub-Type	Agriculture
Style	Bi-Level
Status	Active

## Community Information

Address	7132 2-1 Range
Subdivision	NONE
City	Lundbreck
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1H0

## Amenities

Parking Spaces	6
Parking	Double Garage Attached, Heated Garage
# of Garages	2

## Interior

Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Farm, Pasture
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 4th, 2024
Days on Market	269
Zoning	ag

**Listing Details**

Listing Office	Royal LePage Blue Sky (2718848 Alberta Ltd.)
----------------	--

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.