

# \$575,000 - 251063 Twp Rd 350, Rural Kneehill County

MLS® #A2195526

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,748 sqft  
Residential on 5.68 Acres

NONE, Rural Kneehill County, Alberta

Step into a storybook country retreat with this beautifully preserved and thoughtfully updated 1922 farmhouse, set on 5.68 scenic acres East of Innisfail. Surrounded by rolling fields, towering trees in the yard, and peaceful prairie skies, this property offers the perfect balance of rustic charm and modern convenience—“an idyllic escape for those looking to embrace rural living.

A Home with History & Heart; This 1.5-story, 1,748 sq. ft. farmhouse has been lovingly maintained and strengthened for generations to come. Major improvements include a reinforced and sealed foundation, additional support beams, and home leveling, ensuring both structural integrity and peace of mind. Inside, the home effortlessly blends past and present with refreshed flooring, modernized bathrooms, new countertops, and upgraded essentials like a new furnace and hot water tank.

The main floor features a primary bedroom with an ensuite, a second bedroom, and a 4-piece bathroom—“ideal for guests or family members. Upstairs, two additional cozy bedrooms, a 3-piece bathroom, and a versatile office or reading nook offer the perfect sanctuary for relaxation, creativity, or study. Large windows bathe the home in natural light, allowing you to take in the stunning views while enjoying the warmth of this timeless residence.



## A Property Built for Country Living

Beyond the home, the sprawling 5.68-acre property is perfectly set up for those looking to enjoy an active country lifestyle. A 30' x 32' detached garage provides ample space for vehicles, storage, or a workshop, while the south side of the garage includes a tack room, feed room, and a lean-to shelter—ready to accommodate horses or livestock.

The yard is a true rural paradise, featuring:

Two fenced paddocks, perfect for horses or other animals

A garden shed for tools and equipment

A fenced-in garden, ready for growing fresh vegetables and flowers

A chicken coop, so you can enjoy farm-fresh eggs

A large south-facing deck, where summers are spent by the above ground swimming pool, a favorite spot for children and grandchildren

A front yard shaded by mature trees, offering a peaceful retreat with a fire pit, pergola, and plenty of open space for games, gatherings, and outdoor adventures

Whether you're enjoying a quiet morning coffee on the wraparound deck, tending to your garden, or watching the sunset over the paddocks, this property offers a rare blend of tranquility, functionality, and country charm.

## Your Country Escape Awaits

This home isn't just a place to live—it's a lifestyle, a retreat, and a piece of history waiting for its next chapter. If you've been dreaming of acreage living with modern comforts and timeless charm, this is your chance to make it a reality.

Built in 1922

## Essential Information

|                |   |
|----------------|---|
| MLS® #         | A2195526                                  |
| Price          | \$575,000                                 |
| Bedrooms       | 3   |
| Bathrooms      | 3.00                                      |
| Full Baths     | 3   |
| Square Footage | 1,748                                     |
| Acres          | 5.68                                      |
| Year Built     | 1922                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 251063 Twp Rd 350     |
| Subdivision | NONE                  |
| City        | Rural Kneehill County |
| County      | Kneehill County       |
| Province    | Alberta               |
| Postal Code | T0M 0Z0               |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Available, Natural Gas Available, Sewer Available, Water Available                                 |
| Parking Spaces | 3  |
| Parking        | Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, 220 Volt Wiring, Oversized, Side By Side |
| # of Garages   | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Double Vanity, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Bar, Bookcases |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Bar Fridge, Range   |
| Heating           | Fireplace(s), Forced Air, Natural Gas, ENERGY STAR Qualified Equipment   |
| Cooling           | None   |
| Fireplace         | Yes  |

|                 |   |
|-----------------|---|
| # of Fireplaces | 1   |
| Fireplaces      | Gas, Living Room, Tile, Glass Doors, Insert, Raised Hearth, Sealed Combustion |
| Has Basement    | Yes   |
| Basement        | Partial, Partially Finished, Crawl Space                                      |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Entrance, Private Yard, Dog Run, Fire Pit   |
| Lot Description   | Back Yard, Few Trees, Front Yard, Garden, Interior Lot, Lawn, Level, No Neighbours Behind, Rectangular Lot, Brush, Gazebo |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                       |
|----------------|-----------------------|
| Date Listed    | February 19th, 2025   |
| Days on Market | 21                    |
| Zoning         | Agricultural District |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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