

320075 Range Road 240  
Rural Kneehill County, Alberta

MLS # A2278728



## \$475,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	1 and Half Storey, Acreage with Residence, Attached-Up/Down		
<b>Size:</b>	3,369 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Additional Parking, None		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Cleared, Few Trees, Front Yard, Level, Open Lot		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Linoleum, Wood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	6-32-23-W4
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Separate Entrance		

**Inclusions:** Fridge x3, Oven x3 washer X1 Dryer x1

A rare 4 Plex on 4 acres just minutes north of Three Hills, Alberta, this 4-acre country residential property offers an opportunity to own a four-plex on acreage within walking distance to downtown amenities, schools, and services. Originally built in 1947 and later converted to a four-unit dwelling, this property blends rural space with small-town convenience in a vibrant, growing community. It is priced below appraisal with repositioning potential. Use the extra land for added income such as RV storage, horse or livestock boarding. The building is configured as a four-plex consisting of two main-floor units, one upper-level unit, and one basement unit, each with its own unique layout and character. All units are currently rented on one-year leases, generating steady income, with the seller preferring to sell with tenants in place. Possession is flexible and may be fast, subject to tenancy. Utilities are combined for the building and currently included in rent, making this property attractive for buyers seeking a simplified management setup. Heating is provided by three natural gas furnaces, with town water supplied by Kneehill County, and a tank & open-discharge septic system that is regularly maintained and pumped annually. There are no active wells on the property. The property includes shared laundry facilities in the basement (1 washer & 1 dryer)