

320077 Range Road 240
Rural Kneehill County, Alberta

MLS # A2279024



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,203 sq.ft.	Age:	1930 (96 yrs old)
Beds:	5	Baths:	4
Garage:	None		
Lot Size:	20.00 Acres		
Lot Feat:	Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Lagoon, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	6-32-23-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island		

Inclusions: Fridge x2, Oven x2, Dishwasher x2, Washer x2, Dryer x2, Outbuildings as is

Full Duplex on 20 acres just minutes from Three Hills with country-residential zoning, town water, and a fully rented full duplex—a rare blend of income and land-use flexibility. Located only about $\frac{1}{4}$ mile from town limits, this treed and private acreage offers quick access to schools, shopping, and everyday amenities while still delivering the space and freedom of rural living. The home is a two-storey full duplex with separate living spaces and in-unit laundry in both sides. The north unit offers 3 bedrooms and 1.5 baths; the south unit offers 4 bedrooms and 2 baths—both currently rented with utilities included. Updates include a major renovation and addition completed in the early 2000s, plus a newer roof (2017) and furnace replacement (approx. 2020). The property is serviced by septic tank and field (pumped annually). Perimeter fencing and a mix of open and treed areas create excellent potential for hobby farm or equestrian use, subject to buyer verification and any improvements desired. Opportunities for other income sources off the 20 acres such as horse boarding or RV storage will help boost income.