

\$659,000 - 82047 Twp 414, Rural Provost No. 52, M.D. of

MLS® #A2246055

\$659,000

4 Bedroom, 2.00 Bathroom, 2,129 sqft

Residential on 159.00 Acres

NONE, Rural Provost No. 52, M.D. of, Alberta

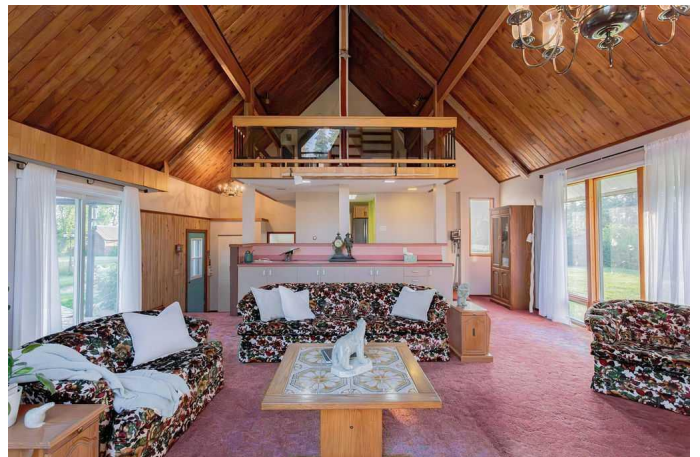
Incredible opportunity to own a full quarter section (159 acres) featuring a spacious 2,129 sq. ft. character home and a wide range of functional outbuildings. This 1.5-storey residence was originally built in 1928 with a large addition completed in 1976, offering 4 bedrooms, 2 bathrooms, and a bright, open-concept living space. The home is filled with natural light and features large rooms that provide both comfort and functionality. Outside, the property offers excellent infrastructure, including a 24x34 triple detached garage, a hip roof barn with a newer roof and loft, a second older barn/shop in good condition, and a lofted outbuilding with a fully insulated and heated workshop below. There is also a dedicated kids's™ play area and wood shed, as well as three separate wells on the property. The land is currently seeded to grass but was previously used for crop production and could easily be converted back. Whether you're looking to start a hobby farm, run livestock, or simply enjoy rural living with space and privacy, this property has endless potential. Quarter sections with this combination of land, home, and infrastructure are rare to find—don't miss your chance to view this exceptional acreage.

Built in 1928

Essential Information

MLS® #

A2246055



Price	\$659,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,129
Acres	159.00
Year Built	1928
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	82047 Twp 414
Subdivision	NONE
City	Rural Provost No. 52, M.D. of
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B 0B0

Amenities

Parking Spaces	6
Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Other
Roof	Metal
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2025
Days on Market	101
Zoning	Urban Fringe

Listing Details

Listing Office	COLDWELLBANKER HOMETOWN REALTY
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.