# \$799,000 - 80526 Range Road 124, Rural Saddle Hills County

MLS® #A2256263

### \$799,000

4 Bedroom, 3.00 Bathroom, 2,621 sqft Agri-Business on 160.00 Acres

NONE, Rural Saddle Hills County, Alberta

Best of both worlds to combine home and work life! Quarter section (160 acres) with 150 acres in farmland and the balance a residence area with two homes. Four-car-garage attached to fully developed home plus a second residence: an updated mobile home! 40' X 100' Quonset for storage plus a heated 40' X 42' workshop for projects. Various outbuildings. Crops of canola, hay, alfalfa in recent years. Large ranch style main house with attached four car in-floor heated garage fronted with 30' X 80' concrete parking pad, connected by spacious mud room. Wrap around deck with maintenance free railings on west, north, east sides of house. Dugout draws water to the home and in the garage is a cistern if you prefer to haul in water. Recently fully renovated basement effectively makes the approximately 2,600 square foot home feel new again. Enter the mud room and step left to that long garage or hang a right into the home, via steps or ramp. Main floor is modern and just requires a few touch ups. An addition adds a second large dining space to the main floor, or option to modify the large layout for a variety of uses. Two bedrooms plus a utility room which could be third bedroom. Downstairs, two bedrooms, office, small den and three piece bath. Also, huge games and media spaces. Mobile home has been renovated with a large addition and just needs some minor work. This is an estate sale







so please accept the property, inside and out, as is where is. Buyer to check if GST applies. More details of house at MLS A2257215.

#### **Essential Information**

MLS® # A2256263 Price \$799,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,621 Acres 160.00

Type Agri-Business

Sub-Type Agriculture
Style Bungalow

Status Active

## **Community Information**

Address 80526 Range Road 124

Subdivision NONE

City Rural Saddle Hills County

County Saddle Hills County

Province Alberta
Postal Code T0H0K0

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Parking Heated Garage, Quad or More Attached, Concrete Driveway

# of Garages 4

#### Interior

Heating Forced Air, Natural Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Lot Description Front Yard, Lawn, Farm

Roof Asphalt Shingle

## **Additional Information**

Date Listed September 13th, 2025

Days on Market 48

Zoning A

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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