

# \$675,000 - 94075 Range Road 115, Burdett

MLS® #A2219819

**\$675,000**

3 Bedroom, 1.00 Bathroom, 1,005 sqft

Residential on 9.98 Acres

NONE, Burdett, Alberta

Embrace the rural lifestyle with this meticulously updated hobby farm, ready for immediate occupancy and agricultural pursuits. This property offers a harmonious blend of modern comforts and functional outbuildings, all set amidst the serene backdrop of Southern Alberta's countryside.

The heart of this almost 10-acre property is a beautifully renovated 3-bedroom, 1-bathroom farmhouse, encompassing over 1,500 square feet of thoughtfully designed living space. Significant upgrades include new shingles and siding on the home, garage, and shop (2021), ensuring durability and curb appeal. The foundation has been enhanced with weeping tile connected to dual sump pumps, complemented by a newly poured concrete floor, providing peace of mind and structural integrity.

Inside, the home boasts vinyl plank flooring throughout, with all windows (excluding the living room) replaced in 2020, enhancing energy efficiency and natural light. Additional spray-foam insulation in the second bedroom, living room, and crawl space further improves comfort. The kitchen, renovated in 2020, features solid wood cabinetry, while the bathroom received a complete overhaul in winter 2024. A wood-burning stove, installed in 2020, adds warmth and ambiance to the living area. Modern appliances, including a new dishwasher (2024) and other appliances all



updated in 2022, complete the home's contemporary amenities. The partial basement has been fully renovated, and finished offering additional functional space.

The property's outbuildings are equally impressive. A 40' x 30' insulated and heated shop with new cement floor and 220V power, along with a 26' x 28' heated double garage also equipped with 220V power, both received new siding and shingles in 2021. The hip-roof barn, complete with power, new shingles and a loft for storage, houses an insulated indoor-outdoor chicken coop, built-in insulated doghouse, and additional pen, providing versatile options for animal husbandry.

For livestock management, the farm features six separate, fenced grassland areas ideal for rotational grazing, along with corrals and a chute system for efficient handling. An additional concrete foundation beside the shop offers potential for future development, such as an extra garage. The expansive yard accommodates semi-tractor turnaround, enhancing accessibility.

Agricultural endeavors are supported by a large, well-maintained garden plot, ready for seasonal planting. The property operates on a reliable double-tank septic system and benefits from a substantial dugout with SMRID water rights. This system includes two yard risers, two auto-waterers, and three access points, ensuring efficient irrigation for both animals and crops.

This exceptional hobby farm combines modern living with agricultural functionality, offering a unique opportunity to embrace a rural lifestyle without the need for immediate upgrades or renovations. Simply move in, add animals and start your farming journey. Call today!

Built in 1966

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2219819                         |
| Price          | \$675,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,005                            |
| Acres          | 9.98                             |
| Year Built     | 1966                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 94075 Range Road 115        |
| Subdivision | NONE                        |
| City        | Burdett                     |
| County      | Forty Mile No. 8, County of |
| Province    | Alberta                     |
| Postal Code | T0K 0G0                     |

## Amenities

|                |                                                                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                                                                                                                     |
| Parking        | 220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Off Street, Oversized, RV Access/Parking, See Remarks |
| # of Garages   | 2                                                                                                                                                                      |

## Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Sump Pump(s), Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator                                                                          |
| Heating           | Forced Air                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                    |

|                 |                                                 |
|-----------------|-------------------------------------------------|
| # of Fireplaces | 1                                               |
| Fireplaces      | Family Room, Masonry, Stone, Wood Burning Stove |
| Has Basement    | Yes                                             |
| Basement        | Finished, Partial                               |

## Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Other, Storage                                                                                                                                     |
| Lot Description   | Back Lane, Back Yard, Creek/River/Stream/Pond, Farm, Few Trees, Front Yard, Garden, No Neighbours Behind, Other, Pie Shaped Lot, See Remarks, Treed, Views |
| Roof              | Asphalt Shingle                                                                                                                                            |
| Construction      | Vinyl Siding                                                                                                                                               |
| Foundation        | Combination                                                                                                                                                |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 4             |
| Zoning         | A             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

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