

\$765,000 - 263023 Range Road 261, Rural Rocky View County

MLS® #A2221597

\$765,000

4 Bedroom, 2.00 Bathroom,
Agri-Business on 9.96 Acres

NONE, Rural Rocky View County, Alberta

Great opportunity to buy an acreage at an affordable price. The 4 bedrooms home boast 1653 square feet with a modern kitchen and a view for as long as the eye can see! The sunroom brings in great light and your own personal Oasis. The property offers 5 outbuildings with a converted garage (20'x34') that has partially been turned into a great living space. It also comes with a large Quonset (32'x46') that can be used for animals, shop or storage. There is a wonderful greenhouse for all your gardening needs along with a chicken coop. This a Manufactured home on a wood foundation. Book your showing now, don't miss out.

Built in 1978

Essential Information

| | |
|------------|---------------|
| MLS® # | A2221597 |
| Price | \$765,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Acres | 9.96 |
| Year Built | 1978 |
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Style | Modular Home |



| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|-------------------------|
| Address | 263023 Range Road 261 |
| Subdivision | NONE |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T0M 1G0 |

Interior

| | |
|--------------|---------------------------------------------|
| Appliances | Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Has Basement | Yes |
| Basement | Crawl Space |

Exterior

| | |
|-----------------|-----------------|
| Lot Description | Few Trees, Farm |
| Roof | Asphalt Shingle |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 15 |
| Zoning | Agricultural |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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