

# \$899,000 - 263077 Twp Rd 304, Linden

MLS® #A2224503

**\$899,000**

5 Bedroom, 3.00 Bathroom, 1,719 sqft

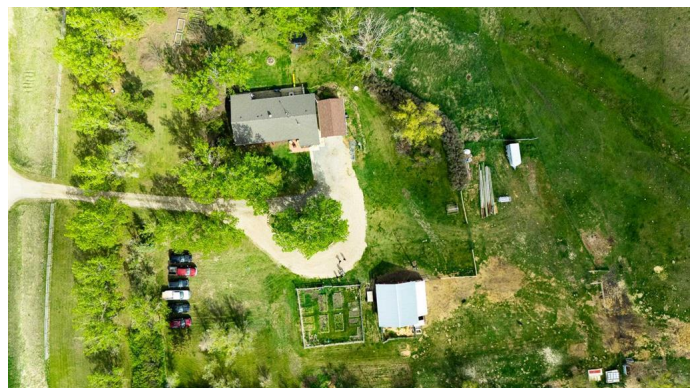
Residential on 17.21 Acres

NONE, Linden, Alberta

An amazing opportunity awaits to own this well-appointed, 17.21-acre property featuring a meticulously renovated 2,593 SqFt bungalow. Located just west of Linden, this sprawling acreage offers a private country oasis with convenient access to amenities.

This bright 5-bedroom with 3 bathrooms ( 4pc & 3pc bathrooms on the main + 2pc bathroom in the basement) bungalow is designed for comfort and functionality, showcasing calming country views from every window. The main floor features a comfortable living room and an adjacent sitting area that provides direct access to the vast back deck. A generously sized dining room is perfect for gatherings, complemented by a neutral farmhouse kitchen equipped with abundant cabinetry and a practical center island. All four main-level bedrooms are spacious and filled with natural light. The finished basement offers significant additional developed space for recreation, a home gym, hobbies, or a playroom, along with a fifth bedroom (ideal for guests or an office) and a 2-piece bathroom.

The picturesque and fully fenced acreage is ideally set up for a few horses, benefiting from both municipal water supply and a private well. The exterior is designed for enjoyment and utility, boasting a massive rear deck with a barbecue area, seating, a firepit, and a playground. There's ample space for gardening, plus a single detached garage, a substantial barn, and a chicken coop. Easy access to the city is provided by the paved



road to the driveway. This home clearly shows pride of ownership. Schedule your private viewing today!

Built in 1968

### Essential Information

MLS® #	A2224503
Price	\$899,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,719
Acres	17.21
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	263077 Twp Rd 304
Subdivision	NONE
City	Linden
County	Kneehill County
Province	Alberta
Postal Code	T0M 0A0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, See Remarks
Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features, See Remarks
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer

Heating	Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Irregular Lot, No Neighbours Behind, Other, Private, See Remarks, Views
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 26th, 2025
Days on Market	13
Zoning	CR / non-farm

## Listing Details

Listing Office	Century 21 Masters
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