

\$1,800,000 - 102082 Range Road 123, Rural Forty Mile No. 8, County of

MLS® #A2201429

\$1,800,000

6 Bedroom, 4.00 Bathroom, 2,717 sqft
Residential on 8.26 Acres

NONE, Rural Forty Mile No. 8, County of, Alberta

Stunning 8.25-acre property just west of Burdett, offering space, practicality, and efficiency. Featuring two expansive shops for large vehicles and equipment, this property balances work and home life. The 4147 sq ft home, built in 2011, includes IN FLOOR HEAT on all levels and garage. Its full brick exterior with stained pine accents and a TEFLON COATED Aluminum Roof (valued at \$80,000) ensure durability. A recently added security gate enhances privacy. The welcoming entry includes a large coat closet and built-in drawers. The kitchen offers ample storage with pull-out shelves, and the main floor laundry has TWO SETS of washer and dryer plus an extra fridge and freezer. Appliances are newer. The primary bedroom features a private ensuite with a high-tech steam shower. The bright basement includes 3 bedrooms, a full bathroom, a rec room, and ample STORAGE. Outdoor features include THREE COVERED PATIOS, a 20x35 deck above the garage with a cathedral ceiling, pot lights, and Dura Deck flooring, plus screened-in patios for BUG-FREE enjoyment. The heated three-car garage has floor heating and drains. A 30x35 butcher shop with a walk-in cooler is perfect for hunters or home projects. The HEATED RV SHOP, built in 2020, is nearly 2000 sq ft, measuring 28x70 with spray foam insulation and a 14-ft garage door. The larger 7200 sq ft



shop (built in 2001) spans 60x120 and includes IN FLOOR HEATING, spray foam insulation, 20" blown-in attic insulation, and a 7.5x40 mezzanine. The breakroom has a kitchen and full bathroom with a shower. Shop access is easy with a 28'W x 16'H garage door plus a 16' door. Utilities include 3 Phase power, natural gas, and SMRID access to a pond for unlimited water. A state-of-the-art water filtration system ensures health and plumbing longevity. Energy efficiency is key, with 48 solar panels supplying power to the grid, significantly reducing costs in warmer months. This acreage is a rare opportunity for peaceful country living. So many features are best seen in person"contact your real estate agent today for a showing!

Built in 2011

Essential Information

MLS® #	A2201429
Price	\$1,800,000
Bedrooms	6
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,717
Acres	8.26
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modified Bi-Level
Status	Active

Community Information

Address	102082 Range Road 123
Subdivision	NONE
City	Rural Forty Mile No. 8, County of

County	Forty Mile No. 8, County of
Province	Alberta
Postal Code	T0K 0J0

Amenities

Parking	Parking Pad, RV Garage, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	In Floor, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Other, Rain Gutters
Lot Description	Creek/River/Stream/Pond, Few Trees, Landscaped, Lawn, See Remarks, Underground Sprinklers
Roof	Metal
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Days on Market	148
Zoning	UF - Urban Fringe

Listing Details

Listing Office	2 PERCENT 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.