

\$835,000 - 100035 Range Road 113, Rural Forty Mile No. 8, County of

MLS® #A2250295

\$835,000

4 Bedroom, 2.00 Bathroom, 1,417 sqft
Residential on 7.07 Acres

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

Discover the perfect balance of space, comfort and country living with this 7.07 acre acreage located only 8 minutes from Bow Island. Nestled among mature trees, this property offers a private setting along with endless possibilities for hobby farming, livestock or simply enjoying wide-open prairie living. The 1700 sq. ft. bungalow, built in 1975, features a practical layout with 3 bedrooms on the main floor plus 1 in the basement, 2 bathrooms and the convenience of main floor laundry. An enclosed breezeway connects the home to the 25 x 26 attached garage, creating the perfect drop zone for coats, boots and extra storage. Recent updates add peace of mind, including PVC windows, CanExcel siding a new roof in 2021, a 24kW Generac backup generator, and an exterior Celebrite light system for some additional fun. Outbuildings make this acreage stand out: a 47 x 49 heated shop - perfect for year round projects or equipment storage and a 75 x 92 shop with dirt floor - versatile space that could be rented out for storage or even be used as a riding arena. There is an older horse stable on site, room for up to 6 horses. Whether you're looking for a property with room to grow, space for animals or shops to accommodate your hobbies and business needs, this acreage is ready to deliver.

Built in 1975



Essential Information

MLS® #	A2250295
Price	\$835,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,417
Acres	7.07
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	100035 Range Road 113
Subdivision	NONE
City	Rural Forty Mile No. 8, County of
County	Forty Mile No. 8, County of
Province	Alberta
Postal Code	T0K 0G0

Amenities

Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Sump Pump(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Many Trees, Private, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 2nd, 2025
Days on Market 20
Zoning A

Listing Details

Listing Office RE/MAX MEDALTA REAL ESTATE

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.