

\$799,000 - 80526 Range Road 124, Rural Saddle Hills County

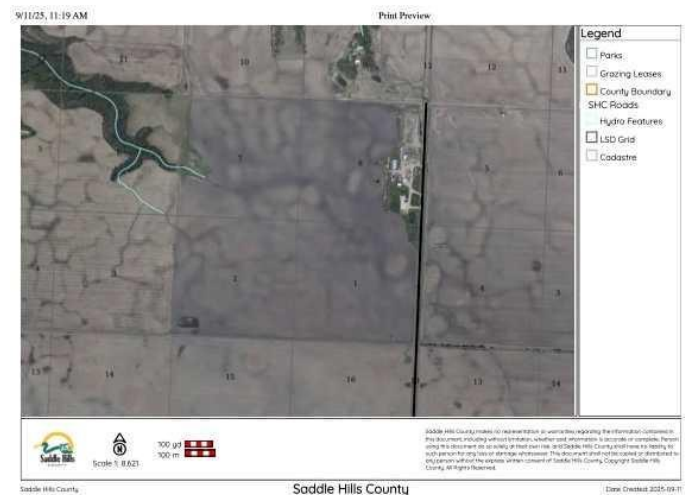
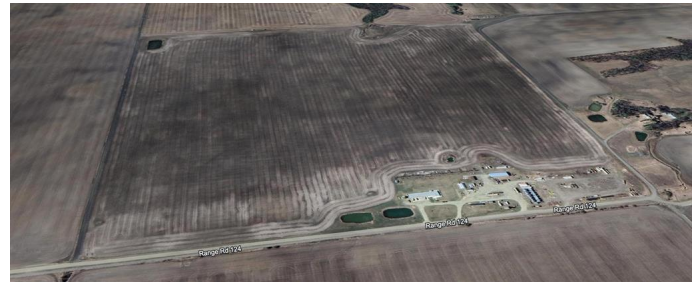
MLS® #A2256263

\$799,000

4 Bedroom, 3.00 Bathroom, 2,621 sqft
Agri-Business on 160.00 Acres

NONE, Rural Saddle Hills County, Alberta

Best of both worlds to combine home and work life! Quarter section (160 acres) with 150 acres in farmland and the balance a residence area with two homes. Four-car-garage attached to fully developed home plus a second residence: an updated mobile home! 40' X 100' Quonset for storage plus a heated 40' X 42' workshop for projects. Various outbuildings. Crops of canola, hay, alfalfa in recent years. Large ranch style main house with attached four car in-floor heated garage fronted with 30' X 80' concrete parking pad, connected by spacious mud room. Wrap around deck with maintenance free railings on west, north, east sides of house. Dugout draws water to the home and in the garage is a cistern if you prefer to haul in water. Recently fully renovated basement effectively makes the approximately 2,600 square foot home feel new again. Enter the mud room and step left to that long garage or hang a right into the home, via steps or ramp. Main floor is modern and just requires a few touch ups. An addition adds a second large dining space to the main floor, or option to modify the large layout for a variety of uses. Two bedrooms plus a utility room which could be third bedroom. Downstairs, two bedrooms, office, small den and three piece bath. Also, huge games and media spaces. Mobile home has been renovated with a large addition and just needs some minor work. This is an estate sale



so please accept the property, inside and out,
as is where is. Buyer to check if GST applies.
More details of house at MLS A2257215.

Essential Information

MLS® #	A2256263
Price	\$799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,621
Acres	160.00
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	80526 Range Road 124
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H0K0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Heated Garage, Quad or More Attached, Concrete Driveway
# of Garages	4

Interior

Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Lot Description	Front Yard, Lawn, Farm
Roof	Asphalt Shingle

Additional Information

Date Listed	September 13th, 2025
Days on Market	58
Zoning	A

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

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