

# \$2,250,000 - 102082 Range Road 123, Rural Forty Mile No. 8, County of

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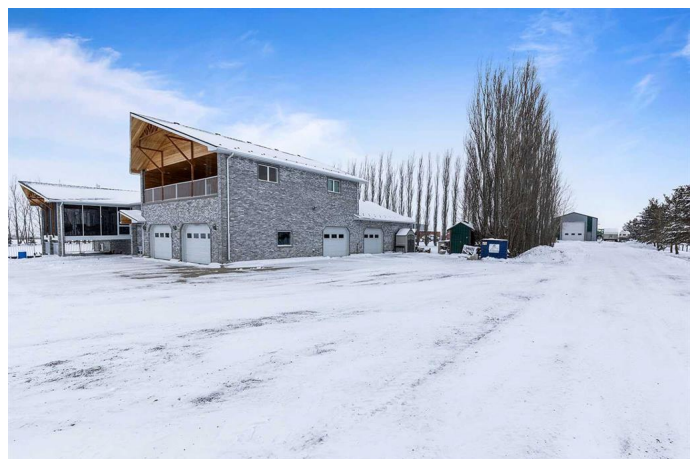
MLS® #A2181142

**\$2,250,000**

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 is perfect for those seeking space, practicality, and efficiency. Boasting two expansive shopsâ€“ideal for large vehicles, and equipmentâ€“this property offers the perfect balance of work and home life. The Home is HUGE, 4147 sq ft total. Built in 2011, the home features IN FLOOR HEAT on all levels, plus in the garage, ensuring quality warmth in every space. The home has a full brick exterior, with stained pine accents. The TEFLON COATED Aluminum Roof is AMAZING and comes with lifetime warranty from Interlock Lifetime Roofing Systems (current value of this roof is \$80,000). The exterior of the home is almost zero maintenance and holds supreme value that will last for many years. The entry is welcoming with plenty of space. A large coat closet and built in drawers are perfect for shoes and winter gear. The kitchen has beyond ample cupboard spaces, featuring pull out shelves; the main floor laundry room has TWO SETS of washer and dryer plus extra Fridge and freezer. All of the appliances are newer. The primary bedroom includes a private ensuite with a high tech steam shower. The Basement is bright with large windows, and has an additional 3 bedrooms, full bathroom, rec room and plenty of STORAGE. There are THREE COVERED PATIOS, including a



20x35 deck above the garage, has a cathedral ceiling finished with pine boards, pot lights, and Dura Deck flooring, creating inviting areas for unwinding or entertaining. The other outdoor patios are fully screened in. Enjoy these extra areas as an extension of your living space and let in the fresh air, BUG FREE! The attached heated three-car garage offers convenience and ample storage.

Don't miss the added value of the heated floor and drains. The home has a 30x35 butcher shop, complete with walk-in cooler, perfect for an avid hunter or for homemade projects.

The HEATED RV SHOP is nearly 2000 sq ft, built in 2020, measures 28x70 with 6x6 post construction, spray foam insulation, and a 14-foot garage door. The larger shop is 7200 sq ft!! Built in 2001, spans 60x120 and features IN FLOOR HEATING, spray foam-insulated walls, 20' of blown-in attic insulation, and a 7.5'x40' mezzanine for storage. The breakroom includes a kitchen and full bathroom with a shower. Access to the shop is convenient with a massive 28' W X 16' high garage door plus another 16' door. Availability of utilities is abundant, with 3 Phase power to the shop, natural gas, and SMRID access to the pond for unlimited water. The Home has a state of the art water filtration system to maintain occupant health and plumbing longevity. Energy efficiency is key, with 48 solar panels supplying power to the grid significantly reducing costs during warmer months. This acreage offers a unique opportunity to enjoy the peace of country living. So many things to appreciate in this property that are best seen in person. Contact your real estate agent today to book a showing and experience everything remarkable property has to offer.

Built in 2011

## Essential Information

MLS® #	A2181142
Price	\$2,250,000
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, Triple Garage Attached, RV Garage
# 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
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Lot Description	Few Trees, Lawn, Landscaped, Underground Sprinklers, See Remarks, Creek/River/Stream/Pond
Roof	Metal
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 29th, 2024
Days on Market	102
Zoning	UF - Urban Fringe

### **Listing Details**

Listing Office	2 PERCENT REALTY
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