

# \$999,000 - 49448 Rge Road 40, Warburg

MLS® #A2214711

**\$999,000**

0 Bedroom, 0.00 Bathroom, 2,284 sqft

Agri-Business on 79.70 Acres

NONE, Warburg, Alberta

Beautiful and Private 79 acre Property. The Main House measures 2284 Sq/ft with 3 Bedrooms, 2 Bathrooms, and wood finishes inside and out. Matching the main home is a 50'x30' Detached garage with power and concrete floor. The Manufactured home is 1216 sq/ft with 3 Bedrooms, 3 Bathrooms, A/C, and its own 22'x16' single detached garage with power and concrete floor. The Shop is 60'x24' with heat, power, concrete floor, and storage lean off the side. The Barn is 50'x35' has a concrete floor, Power, Heat, 6 Stalls, 3 Lockers, drive through doors, and a hay loft above. A 60'x25' Metal cladded Cold storage shop that is separated into 3 bays. Another Metal Cladded open faced shop measuring 40'x27'. A 600 sq/ft Cabin with a wood fire place. Another cabin that is 352 sq/ft overlooking the aerated trout pond. A chicken coop, round pen, riding arena, and other buildings throughout this fenced and treed property. Annual \$2640+/- Oil Lease Revenue. Mobile home Rented for \$1600/Month. \$4000+/- Annual Pasture Lease.

Built in 2011

## Essential Information

MLS® #	A2214711
Price	\$999,000
Bathrooms	0.00
Square Footage	2,284



Acres	79.70
Year Built	2011
Type	Agri-Business
Sub-Type	Agriculture
Style	1 and Half Storey
Status	Active

### Community Information

Address	49448 Rge Road 40
Subdivision	NONE
City	Warburg
County	Leduc County
Province	Alberta
Postal Code	T0C 0C0

### Amenities

Parking	Double Garage Detached, Insulated, Oversized, See Remarks
# of Garages	2

### Interior

Appliances	Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Propane
Basement	None

### Exterior

Roof	Asphalt Shingle
Construction	See Remarks, Wood Siding

### Additional Information

Date Listed	April 24th, 2025
Days on Market	2
Zoning	AG

### Listing Details

Listing Office	RE/MAX Real Estate (Edmonton)
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