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

MLS® #A2214711

\$999,000

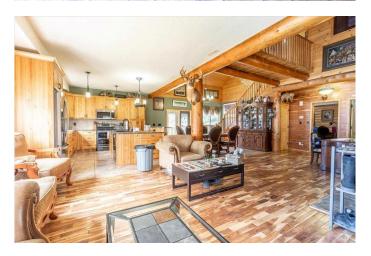
0 Bedroom, 0.00 Bathroom, 2,284 sqft Agri-Business on 79.70 Acres

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

Agri-Business Type

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

Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator, **Appliances**

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

AG Zoning

Listing Details

Listing Office RE/MAX Real Estate (Edmonton)

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