

# \$1,800,000 - 25113 Twp Rd 272, Rural Rockyview County

MLS® #E4438636

**\$1,800,000**

3 Bedroom, 2.50 Bathroom, 1,320 sqft  
Rural on 4.79 Acres

None, Rural Rockyview County, AB

Attention Home Buyers & Investors! A Remarkable 4.79-acre parcel of prime Mixed Residential and Commercial Real Estate - nestled amidst picturesque landscapes, a one of a kind entrepreneur's dream with positive income growth and expansion. The entire main floor is adorned with freshly painted walls, durable vinyl flooring, brand-new quartz counter tops, a pristine fridge, and exquisitely redone bathrooms that redefine everyday living. The outside boast of an expansive south-facing deck from the kitchen/dining area. The WALKOUT basement, can be transformed to add additional income or extra living space. Most importantly, this property boasts a thriving commercial farming operation already in place and generating rental & operating income. Flexible zoning allows for more commercial opportunities.

Built in 2003

## Essential Information

MLS® #	E4438636
Price	\$1,800,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,320
Acres	4.79
Year Built	2003
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	25113 Twp Rd 272
Area	Rural Rockyview County
Subdivision	None
City	Rural Rockyview County
County	ALBERTA
Province	AB
Postal Code	T4B 2A3

### **Amenities**

Features	Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, Walkout Basement, See Remarks
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Commercial
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	27
Zoning	Zone 90

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