

\$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
----------	---

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	19
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 14th, 2025 at 3:47am MDT