

\$599,000 - 225033 Twp Rd 160, Champion

MLS® #A2197735

\$599,000

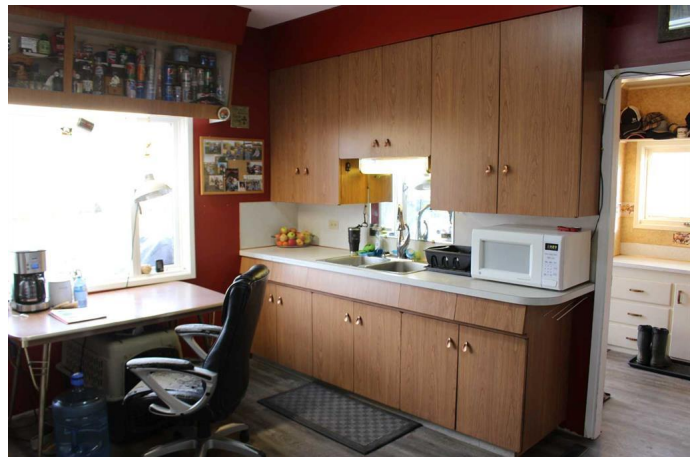
4 Bedroom, 1.00 Bathroom, 1,835 sqft
Residential on 127.01 Acres

NONE, Champion, Alberta

Looking to get away from it all? Amazing, 127 acre, one of a kind property for the horse or livestock enthusiast with a fenced pasture that stretches southward for a full mile! There is a rock solid and historic 5 bedroom two story heritage home that was built over 100 years ago. The home has been lovingly cared for and maintained over the years, with numerous upgrades as needed over time. These include some windows, plumbing, furnace, electrical, and a very recent bathroom upgrade. Your critters will be well cared for by utilizing the 30' x 33' barn with heated tack room, the two dugouts, corrals with self waterers, and the abundance of grass in the fully fenced and cross fenced pastures. There is also a single detached garage, garden shed, and lean-to for additional storage. A self sustaining lifestyle is made easier with numerous fruit trees and shrubs, a 5000 sq ft garden plot with irrigation system, and a chicken coop with fenced in pen. There are a few wells on the property that are currently not being used, as the owners are getting their water from the Mine Road raw water Co-op. The rolling hills on the back pasture are the perfect backdrop for your new lifestyle! This is a great opportunity for you to own a piece of Alberta's rural heritage, and only 15 minutes to Vulcan , or 6 miles to Little Bow Park.

Built in 1916

Essential Information



MLS® #	A2197735
Price	\$599,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,835
Acres	127.01
Year Built	1916
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	225033 Twp Rd 160
Subdivision	NONE
City	Champion
County	Vulcan County
Province	Alberta
Postal Code	T0L 0R0

Amenities

Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, See Remarks, Sump Pump(s)
Appliances	Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Other, Private Yard, Storage
Lot Description	Garden, Private, Treed

Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	13
Zoning	AG

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (PICTURE BUTTE)
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