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

MLS® #A2214711

## \$999,000

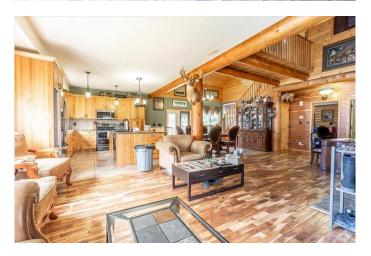
0 Bedroom, 0.00 Bathroom, 2,284 sqft Agri-Business on 79.70 Acres

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 1

Zoning AG

## **Listing Details**

Listing Office RE/MAX Real Estate (Edmonton)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.