

\$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 | 21 |
| Zoning | AG |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) |
|----------------|-------------------------------|

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