

# \$835,000 - 100035 Range Road 113, Rural Forty Mile No. 8, County of

---

MLS® #A2250295

**\$835,000**

4 Bedroom, 2.00 Bathroom, 1,417 sqft  
Residential on 7.07 Acres

NONE, Rural Forty Mile No. 8, County of, Alberta

Discover the perfect balance of space, comfort and country living with this 7.07 acre acreage located only 8 minutes from Bow Island. Nestled among mature trees, this property offers a private setting along with endless possibilities for hobby farming, livestock or simply enjoying wide-open prairie living. The 1700 sq. ft. bungalow, built in 1975, features a practical layout with 3 bedrooms on the main floor plus 1 in the basement, 2 bathrooms and the convenience of main floor laundry. An enclosed breezeway connects the home to the 25 x 26 attached garage, creating the perfect drop zone for coats, boots and extra storage. Recent updates add peace of mind, including PVC windows, CanExcel siding a new roof in 2021, a 24kW Generac backup generator, and an exterior Celebrite light system for some additional fun. Outbuildings make this acreage stand out: a 47 x 49 heated shop - perfect for year round projects or equipment storage and a 75 x 92 shop with dirt floor - versatile space that could be rented out for storage or even be used as a riding arena. There is an older horse stable on site, room for up to 6 horses. Whether you're looking for a property with room to grow, space for animals or shops to accommodate your hobbies and business needs, this acreage is ready to deliver.

Built in 1975



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2250295                         |
| Price          | \$835,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,417                            |
| Acres          | 7.07                             |
| Year Built     | 1975                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 100035 Range Road 113             |
| Subdivision | NONE                              |
| City        | Rural Forty Mile No. 8, County of |
| County      | Forty Mile No. 8, County of       |
| Province    | Alberta                           |
| Postal Code | T0K 0G0                           |

## Amenities

|              |                                     |
|--------------|-------------------------------------|
| Parking      | Double Garage Attached, Parking Pad |
| # of Garages | 2                                   |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Sump Pump(s)                   |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | Central Air                                                  |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Lighting, Private Yard                 |
| Lot Description   | Many Trees, Private, Treed             |
| Roof              | Asphalt Shingle                        |
| Construction      | Composite Siding, Concrete, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 2nd, 2025  
Days on Market                12  
Zoning                              A

**Listing Details**

Listing Office                    RE/MAX MEDALTA REAL ESTATE

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.