

Courtesy Of Danny Tchir Of MaxWell Devonshire Realty

\$690,000 - 60032 Range Road 202, Rural Thorhild County

MLS® #E4420204

\$690,000

3 Bedroom, 1.00 Bathroom, 1,122 sqft
Rural on 160.00 Acres

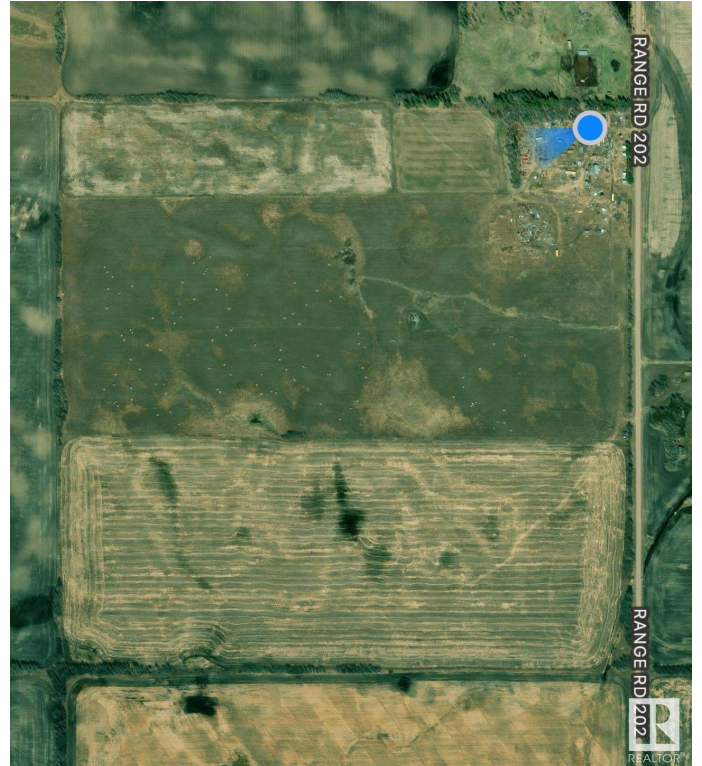
None, Rural Thorhild County, AB

160 acres of excellent farmland in Thorhild County! Old 3 bedroom farmhouse from the 1960s was brought onto new basement in about 1970. Furnace is NG, 2018 HWT is NG, roof redone in 2012. Small indoor cistern in front porch for house; drilled well provides water to 3 hydrants in yard. Sewer is open discharge onto the quarter to the north, as both were previously owned by same party. Power transformer also on quarter to the north - both through friendly understanding with no issue. Cash rent paid in 2024 was \$110/acre. Old Sequoia gas well is suspended & no rent being paid. Transparent pricing is 155 acres of farmland X \$4000/acre = \$620,000 plus \$70,000 for 5 acres of yard site, driveway, utility services, water well & residual value in the house, basement & outbuildings. The house can be remodelled/renovated & cleaned up nicely for a new owner, worker, adult child or tenant OR SUBDIVIDE & SELL. Seller intends to fully clean up the yard before July 1 via proposed tenancy of yard from new owner.

Built in 1960

Essential Information

MLS® #	E4420204
Price	\$690,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,122
Acres	160.00
Year Built	1960
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	60032 Range Road 202
Area	Rural Thorhild County
Subdivision	None
City	Rural Thorhild County
County	ALBERTA
Province	AB
Postal Code	T0A 0A0

Amenities

Features	Parking-Extra, R.V. Storage
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Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Level Land
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 4th, 2025
Days on Market	67
Zoning	Zone 60

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Listing information last updated on April 11th, 2025 at 10:47pm MDT