

# **\$1,250,000 - 38403 Range Road 12-3, Rural Paintearth No. 18, County of**

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MLS® #A2246758

**\$1,250,000**

5 Bedroom, 2.00 Bathroom, 1,577 sqft  
Residential on 22.86 Acres

NONE, Rural Paintearth No. 18, County of, Alberta

Step into a world of endless possibilities in this exquisite 5-bedroom, 2-bathroom residence. Spread across two beautifully designed floors, this 1577 sq. ft. home is your gateway to an elevated lifestyle on 22.86 acres. If you're looking to become self-sufficient or start a business, this property is the beginning of that dream. Boasting 8 total greenhouse bays(3-110'X25', 4-110'X24', 1 144'X40) With 2 bays currently computerised with irrigation, sun shades and heaters. The extra equipment to get the remaining bays operational are included in the warehouse(poly, sunshades, heaters). The header house 24'X52' along with the warehouse 40'X90' attached to the greenhouse allow for ease and mobility of product. This property has various out buildings with a 90'X30' Machinery shelter, 20'X40' hay shelter, 40'X70' Quonset, 32'X24 insulated barn, to allow various farming endeavours. A 40X32' Shop with a walk in freezer allows bulbs to stay dormant out of season. This home is more than just a place to live - it's a canvas for your dreams, a haven for your family, and a testament to your success. Don't miss this opportunity to elevate your lifestyle in Paintearth County. Your future begins here.

Built in 1960



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2246758                         |
| Price          | \$1,250,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,577                            |
| Acres          | 22.86                            |
| Year Built     | 1960                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 38403 Range Road 12-3              |
| Subdivision | NONE                               |
| City        | Rural Paintearth No. 18, County of |
| County      | Paintearth No. 18, County of       |
| Province    | Alberta                            |
| Postal Code | T0C 0X0                            |

## Amenities

|         |                  |
|---------|------------------|
| Parking | Attached Carport |
|---------|------------------|

## Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

## Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                             |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Pasture |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                                   |

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 60 |
|----------------|----|

|        |    |
|--------|----|
| Zoning | AG |
|--------|----|

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Royal LePage Central |
|----------------|----------------------|

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