$3,299,000 - 272210 Range Road 291 Ne, Airdrie

MLS® #A2246109

$3,299,000
4 Bedroom, 3.00 Bathroom, 1,505 sqft
Residential on 40.06 Acres

NONE, Airdrie, Alberta

Opportunity knocks! 40 Acres on pavement INSIDE northeast Airdrie City Limits, north of the East Points Area Structure Plan and across from future 185 acre Airdrie Regional Park and Croxford Estates. Panoramic West Views! 660 foot frontage onto paved Range Road 291 (future Airdrie main route). Ideal for home business (by permit), mini ranch or variety of permitted and discretionary uses. Features a 1,505 sq.ft. fully developed bungalow with heated oversize attached garage. Bright open plan with a spacious great room with vaulted ceiling and fireplace, formal dining area, and roomy kitchen with nook and covered deck access. Lower level is fully developed with bedroom, full bath, large den, and spacious living area. Includes major appliances and window coverings. Ideal for animals or home business with detached heated 28' x 30' shop with box stalls and 10' x 25' storage shop. Highway 2 north, east on Highway 567, north on paved Range Road 291. Cabin in back trees also for sale. GST may be applicable.

Built in 1993

Essential Information

MLS® #	A2246109
Price	$3,299,000
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,505
Acres	40.06
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	272210 Range Road 291 Ne
Subdivision	NONE
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 2V7

Amenities

Utilities	Natural Gas Paid, Electricity Connected, Electricity Paid For, Natural Gas Connected, Phone Connected, Phone Paid For, Satellite Internet Available, Underground Utilities
Parking Spaces	8
Parking	Double Garage Attached, Garage Door Opener, Heated Garage
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard

Lot Description	Many Trees, Rectangular Lot, Views, Farm, Pasture
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	18
Zoning	AG

Listing Details

Listing Office	Legacy Real Estate Services

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