

# \$545,000 - 293068 Deer Valley Lane Lane, Rural Kneehill County

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MLS® #A2239774

**\$545,000**

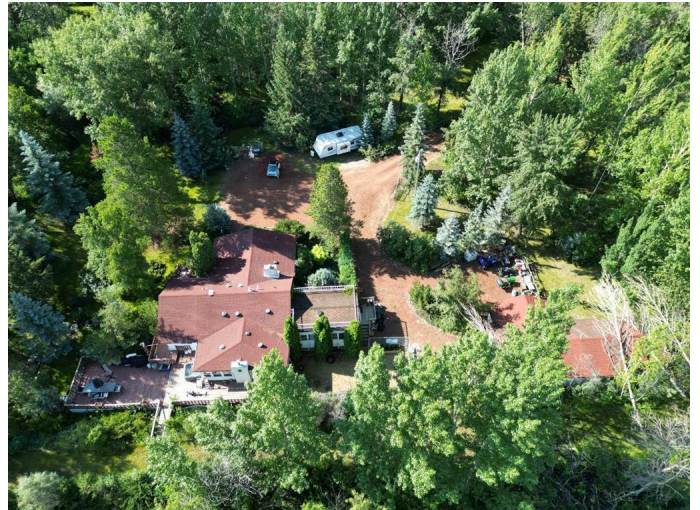
1 Bedroom, 2.00 Bathroom, 1,894 sqft  
Residential on 11.79 Acres

NONE, Rural Kneehill County, Alberta

Welcome to your private paradise along the scenic Red Deer River and Kneehill Creek. This 1,894 sq ft home offers a rare opportunity to own nearly 12 acres of beautifully treed, secluded land—complete with a double detached garage which includes spacious working area, ideal for hobbies or storage. Surrounded by nature and nestled at the end of a private drive, this property is perfect for those seeking peace, privacy, and panoramic views. Explore a network of winding trails through mature trees, enjoy summer nights around the firepit by the river’s edge, or unwind on the expansive deck overlooking the breathtaking natural landscape. Inside, the home offers comfortable living with room to grow, while outside, the lush green space and tranquil surroundings invite endless outdoor adventures. The previous owner has built a berm to provide added peace of mind and protection. Whether you're looking for a full-time residence, recreational escape, or a scenic spot to settle down near Drumheller, this one-of-a-kind property is a must-see. Don’t miss your chance to own this piece of riverfront paradise. Schedule your private tour today!

Built in 1940

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2239774                         |
| Price          | \$545,000                        |
| Bedrooms       | 1                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,894                            |
| Acres          | 11.79                            |
| Year Built     | 1940                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 293068 Deer Valley Lane Lane |
| Subdivision | NONE                         |
| City        | Rural Kneehill County        |
| County      | Kneehill County              |
| Province    | Alberta                      |
| Postal Code | T0J 0Y0                      |

### Amenities

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Parking      | Driveway, Double Garage Detached, Garage Door Opener, Heated Garage |
| # of Garages | 2                                                                   |
| Waterfront   | River Access, River Front                                           |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | French Door, Solar Tube(s)                    |
| Appliances        | Dishwasher, Dryer, Oven, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                       |
| Cooling           | None                                          |
| Fireplace         | Yes                                           |
| # of Fireplaces   | 2                                             |
| Fireplaces        | Gas, Electric                                 |
| Has Basement      | Yes                                           |
| Basement          | Partial, Partially Finished                   |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Dog Run, Fire Pit, Private Entrance, Private Yard, Awning(s)          |
| Lot Description   | Many Trees, Private, Creek/River/Stream/Pond, Native Plants, Secluded |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Mixed, Stucco, Wood Frame                                             |
| Foundation        | Other                                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 108             |
| Zoning         | A               |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Wildrose Real Estate |
|----------------|-----------------------------------|

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