

780-296-5892 sellwiththeresa@gmail.com

80242 RGE RD 65 Rural Saddle Hills County, Alberta

MLS # A2188868



\$275,000

Division:	NONE					
Type:	Residential/House					
Style:	Acreage with Residence, Bungalow					
Size:	1,152 sq.ft.	Age:	1962 (63 yrs old)			
Beds:	4	Baths:	1			
Garage:	Double Garage Detached, Parking Pad, See Remarks					
Lot Size:	9.88 Acres					
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Private, See Remarks					

Heating:	Forced Air, Natural Gas	Water:	Dugout
Floors:	Carpet, Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	18-80-6-W6
Exterior:	Stucco, Wood Siding	Zoning:	ag
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Kitchen Island, See Remarks

Inclusions: none

This great acreage is gorgeous! You get an amazing 10 acres with mature trees, circular driveway, $20 \times 30^{\circ} 5$ stall barn, 32×22 shop and 16×20 garage... You have an incredible south view off the deck and out the living room window over looking the fields. The kitchen is large with lots of cupboards. There is a huge family room up and another good size down. 3 large bedrooms up and 1 down make for lots of space for your family. This is a new subdivision, so taxes are not yet assessed, and there is also a new septic mound, so you won't have to worry about sewer issues… Call to view today