



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

33502 RR271
Rural Mountain View County, Alberta

MLS # A2232949



\$389,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,360 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	3.01 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	35-33-27-W4
Exterior:	None	Zoning:	11
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), Skylight(s), Vaulted Ceiling(s)		

Inclusions:	N/A
--------------------	-----

With a short drive off the paved roads come and check out this fabulous acreage with great views of the wide open prairies surrounded by farmland. 3 bedrooms with 2 full bathrooms. Updated windows & shingles over the years. Furnace & Hot Water tank are approx. 8 years old. All the other appliances are approx. 10 years old. Trees have been planted years ago. 28 minutes to Olds, 26 minutes to Innisfail, 23 minutes to Bowden & 30 minutes to Trochu.