



**231052 330 Township**  
**Rural Kneehill County, Alberta**

**MLS # A2248296**



**\$675,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,671 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Double Garage Attached, Garage Door O		
<b>Lot Size:</b>	14.83 Acres		
<b>Lot Feat:</b>	Farm, Few Trees, Front Yard, Many Trees		

<b>Heating:</b>	Baseboard, Boiler, Combination, Hot Water, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	2-33-23-W4
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	COuntry Residential
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Open Floorplan		

**Inclusions:** N/A

Excellent Location for your Dream Homestead. A Beautifull 1674 Sq Ft Home with a huge oversized double Garage built Early 2000s and just saw major exterior upgrades like Triple Glazed Windors, New doors, Extra Styrofoam exterior insulation and new siding, New Shingles, Continuos eavesthroughing, also new master ensuite make over all on 14.83 acres of highly usable land just South East of Trochu and North east of Three Hills, Alberta. Quiet country Living in this Progressive rural communtiy that has all the amenities. Come sit in the huge Hot tub under the 14' x 12' Gazebo and let you stress Soak away. This Property has so much to offer and is perfect for an addition to a family farm opperation or Bring your ideas for a rural enterprize. There is Heated shop 32' X 74' with 14' x 20' powered Rollup door. A huge 40 ft X 100 ft wooden Archrib With large doors both ends. Another Arch rib building 28 ft x 40 ft recently used as an indoor rink. Also an older garage with a concrete floor that could be a small barn too. The list goes on but come to see this GEM that needs your personal touches.