



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

335035 Range Road 271
Rural Kneehill County, Alberta

MLS # A2262611



\$795,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	8.50 Acres		
Lot Feat:	No Neighbours Behind, Pasture, Private, See Remarks, Treed, Views		

Heating: Forced Air, Propane

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Wood Frame

Foundation: Piling(s)

Features: No Smoking Home

Water: Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 36-33-27-W4

Zoning: Ag

Utilities: -

Inclusions: N/A

Oh who wants to live in the country? This 8.5 acres is a beautiful acreage, located in Kneehill County. It really is hard to get a better maintained acreage than this! Everything is well done here. The heated shop for storing all the needed equipment, the barn (an actual real usable red barn), the secure perimeter fencing to keep all predators out, animal shelters that are facing the right way for snow protection, double detached garage and the modern mobile home with an added covered deck. All this and so much more. There are 2 water wells on the property so you have a back up protection plan. There is a heated water system in place for the winter animals. Plenty of fruit trees and other trees in and around the yard. Everything here has been well planned out. Nothing here needs attention. Just move in and relax as you enjoy your new home. Just look at the pictures and you can see what we saw, as we visited the property. So don't delay and get hold of your favorite realtor to book a showing on this property. Be ready for the spring when you can plant your own flowers.