



683010 Rg Rd 175  
Atmore, Alberta

MLS # A2291851



**\$349,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, See Remarks		

**Heating:** Forced Air, Natural Gas

**Water:** Cistern

**Floors:** Carpet, Ceramic Tile, Vinyl

**Sewer:** Open Discharge

**Roof:** Metal

**Condo Fee:** -

**Basement:** Full

**LLD:** 19-68-17-W4

**Exterior:** ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame

**Zoning:** Ag

**Foundation:** ICF Block

**Utilities:** -

**Features:** See Remarks, Walk-In Closet(s)

**Inclusions:** All furniture negotiable.

Rare 10 acre parcel on a quiet no-through road near Atmore, AB. This practical acreage offers plenty of open space and flexibility to develop the property to suit your needs. The 1968 home was moved onto an ICF block basement and features a new high efficiency furnace, alarms on the cistern and septic tank, on-demand hot water and lines in the concrete floor to add in-floor heat if you so choose. The basement includes two large bedrooms, a bathroom, and a spacious rec room. Upstairs offers three bedrooms, two bathrooms, main floor laundry, some new windows, upgraded carpet, and a durable metal roof. Lastly an existing barn structure with partitions is also included, perfect for housing small or large animals. Located just 10 minutes from Atmore or Plamondon for amenities, this is a great starter acreage with room to grow.