



74120 100 Range Road  
Kinuso, Alberta

MLS # A2293788



**\$679,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,882 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage, Quad o		
<b>Lot Size:</b>	13.22 Acres		
<b>Lot Feat:</b>	Brush, Garden, Landscaped, Lawn, Many Trees, Meadow, Native Plants, Priv		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	12-74-10-W5
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, Storage		

**Inclusions:** ALL WINDOW BLINDS ONLY

Here's a great 5 bedroom acreage that has so much to offer including a heated breezeway to the 29 x 25 ft attached garage, an additional 30 x 40 heated shop for all your projects. 13.22 acres of land that is fenced and cross fenced which is set up for horses or a few cattle. Topping all of that off is a fully serviced guest cabin that has done very well thru air BNB, providing additional income if you chose. The home is impeccably maintained with hardwood flooring, newer roof, and only 5 miles North of Kinuso, and 2 miles from the lake, there is so much to see and appreciate in this home and property that you owe it to yourself to see why you'll fall in love with this home.