



GRASSROOTS
REALTY GROUP

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1, 11409 Black and White Trail
Rural Cypress County, Alberta

MLS # A2298597



\$399,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,820 sq.ft.	Age:	1984 (42 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	2.13 Acres		
Lot Feat:	Back Yard, Cleared, Level, Native Plants		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Laminate	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Prime Acreage a short 7-minute drive from Walmart with pavement to the property. Features a spacious home on just over 2 acres of land. Would be perfect place to live while you build your dream home or simply enjoy all the current home has to offer. Spacious open floor plan, 2 good-sized bedrooms, and 2 bathrooms. Has had some new windows & doors installed. Huge rear deck for your summer enjoyment.