



GRASSROOTS
REALTY GROUP

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56120 Range Road 93
Rural Lac Ste. Anne County, Alberta

MLS # A2304342



\$475,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,216 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	4.99 Acres		
Lot Feat:	Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Me		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Other	Utilities:	-
Features:	Built-in Features, Jetted Tub, Open Floorplan		

Inclusions: 2 Chicken Coops, 2 animal watering systems

Located only 10 minutes from Myerthorpe on RR 93 this could be your dream little Hobby Farm. Set up on 4.99 acres this fenced parcel provides not only a great yard site with stunning views to the North but also offers 2 horse pens, one for summer and one for winter both with water. The home is a newly renovated 2000 16 x 76 Mobile. The massive 2 level deck enjoys those views to the north and also has a 3rd level with Gazebo. Inside the home has all new matching flooring thru out and offers 3 bedrooms, 2- 4pc baths and an open floor plan. All the appliances come with and it also has central air conditioning. Enjoy the summer from the deck or warm up in the Master bedroom jet tub! Outbuildings include a 24 x 32 combination pump house/workshop. But the best thing is the new 40 x 30 garage/shop. It has 2 large Overhead doors for drive thru access, as well as 2 man doors. It is all completed with drywall on the walls and ceilings, heated, powered and roughed in for water. Oh wait, there are even 2 chicken coops and runs so you can start your own Hobby Farm.