



GRASSROOTS
REALTY GROUP

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145005 TWP RD 4-0
Rural Warner No. 5, County of, Alberta

MLS # A2305185



\$530,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,104 sq.ft.	Age:	1958 (68 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	10.11 Acres		
Lot Feat:	See Remarks		

Heating:	Oil, See Remarks	Water:	Co-operative
Floors:	Carpet, Ceramic Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	AGRICULTURE
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, MICROWAVE, DISHWASHER, WASHER, DRYER

Country style living! 10.11acres for sale East of Warner 28kms. 1,100sqft bungalow home. This property has a half share in the Ridge Reservoir Water Association. Natural gas hook up is on the property and near the home, but is not connected. Oil furnace in basement is not functional. Attached single car garage, detached double garage (28x24). Quonset 100x38 (3800sqft). West quonset is 36x48 (1728sqft). Lots of open space in the yard to fence off for livestock or build a riding arena. Landscaped with trees and shrubs around the yard. Asphalt black top driveway to the house and double garage. Endless opportunity to fix up the current house, or remove it and build the home of your dreams! With views of the Sweetgrass Hills to the South West. This property has so much potential, contact your favorite realtor today to book your personal viewing!