



GRASSROOTS
REALTY GROUP

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10014B 2 Highway
Kinuso, Alberta

MLS # A2308537



\$359,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	836 sq.ft.	Age:	1955 (71 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	20.11 Acres		
Lot Feat:	Brush, Cleared, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Pas		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RN
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Sump Pump(s), Vinyl Windows, Wood Windows		

Inclusions: fencing, shelters

Welcome to your own slice of country living! This 20-acre property offers approximately 14 acres cleared and cross-fenced, making it an excellent setup for horses or livestock. Ideally located along Highway 2, just 4 km from Kinuso, this property combines rural privacy with convenient access. The cozy 1950s bungalow features 2 bedrooms and 1 bathroom, perfect as a starter acreage, rental, or downsized country home. Recent updates include a durable metal roof, upgraded water lines, hot water tank, NEW FLOORING, WINDOWS, and newer appliances; furnace has been fully serviced, offering peace of mind and functionality. Outside, the property truly shines with municipal water, cross-fencing, open pasture, and space to expand—ideal for anyone looking to embrace a ranching lifestyle or hobby farm. A true rancher’s dream with room to grow.