



**GRASSROOTS**  
REALTY GROUP

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13429 Township Road 784 Township  
Rural Saddle Hills County, Alberta

MLS # A2312353



**\$799,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,432 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Garage Door Opener, Gravel Driveway, S		
<b>Lot Size:</b>	15.62 Acres		
<b>Lot Feat:</b>	Garden, Greenbelt, Landscaped, Lawn, Many Trees, Private, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Holding Tank, Lagoon
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	20-78-13-W6
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Water
<b>Features:</b>	No Smoking Home, Pantry, See Remarks, Soaking Tub, Sump Pump(s)		

**Inclusions:** 2 fridges, 2 tv wall mounts, 2 deepfreezes, b/in shelving/workbenches in garage and shop, Shop compressor, 2 sheds (garden and she-shed)

Immaculate, Private Acreage with an amazing view of the Saddle Hills! Located just inside the Alberta border, this property is a short 14-minute drive to Dawson Creek or a hop skip to family friendly Baytree. Pride of ownership and attention to detail is evident around every corner inside and out. With all the hard work done, the new owner is sure to appreciate being able to move in and enjoy their new acreage. The property offers 15.62 acres of mature lawns, a fertile garden, dugout, and a well-treed shelter belt along with breath-taking views into the Saddle Hills. The home is a custom-built bungalow on a fully developed basement. With too many updates to list, this home is truly move-in ready. Things that country people are sure to appreciate, like a covered deck, followed by a large entry with a sink to wash up in. From there, there is a large kitchen with new appliances and a dining area that takes full advantage of the unobstructed views. The living room offers a cozy gas fireplace and large windows to let the sunshine in. There is a good-sized master bedroom with a &#x201c;cheater door&#x201c; into the full bath complete with a soaker tub and a separate shower nearby. A second bedroom and an office/bedroom complete the main level. Downstairs, you will find a large family room with woodstove, two more bedrooms, another bathroom, storage, and cold room as well as a laundry room that is combined with a large mudroom and a door to the outside. Besides the detached garage, there is a 32x48&#x201c; shop complete with concrete floor, heat, mezzanine and an abundance of built-in shelving and workbenches. Still need more storage? We have that covered with a 42x99&#x201c; machine/pole shed with doors at either end and a 12x16&#x201c; garden shed. Overlooking the dugout, the new owner is sure to enjoy the cutest &#x201c;she-shed&#x201c; which is perfect

for a private retreat complete with heat and power. The new owner is sure to appreciate having county water, which has been set up with two 2400-gal cisterns to ensure there is never a water shortage. Acreages so close to Dawson Creek and Baytree in this condition are hard to come by. Call your favorite agent to book your private showing and start calling this home before someone else does!