



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10, 33139 Range Road 55
Rural Mountain View County, Alberta

MLS # A2313371



\$899,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,372 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Oversized, Quad or More Detached		
Lot Size:	19.03 Acres		
Lot Feat:	Cleared, Garden, Meadow, Rolling Slope		

Heating:	Forced Air	Water:	Well
Floors:	Laminate, Linoleum, Vinyl, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-33-5-W5
Exterior:	Wood Frame	Zoning:	Ag 2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Vaulted Ceiling(s)		

Inclusions: Greenhouse, 7 livestock sheds, chicken house with covered run, 2 sheds, 2 dog houses, garden tiller, lawn mower, garden benches, clothesline. 2 electric fences. front and back deck furniture, bbq, firewood rack and firewood.

If you enjoy peace and quiet, endless skies and stunning mountain views, then this may be your new home! All of the afore-mentioned characteristics are what make up this gorgeous 19 acre hobby farm situated just 5 minutes from downtown Sundre. Throw in a comfy 1372 square foot, 3 bedroom, 2 1/2 bath home and 30 X 40 ft shop and you've got the complete package! With plenty of room for your four legged friends and room for your pups to roam, not to mention amazing fresh air for all the kids to enjoy. Privacy is abundant as you are at the end of a dead end road so come on home and enjoy the peace and tranquility that this 19 acre paradise has to offer! Additional info for this amazing property: -Basement has in floor heating. -The shop is heated, insulated, and is wired for a welder. -There is a walking trail with garden benches. -There is an automatic waterer that is accessed by the pastures and the corrals. -Fruit trees include apple, crabapple, cherry, choke cherry, and plum. -There is a cement walkway leading to a patio with fire-pit. - a small water feature by the patio. - 9 horse shelters and many other items, including furniture and shop stuff, are all up for negotiation. This is truly a property where everything has been thought of so all you need to do is bring your critters, family and dreams and move in!!