



14015 Township Rd 540
Rural Minburn No. 27, County of, Alberta

MLS # A2313548



\$725,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,230 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	11.86 Acres		
Lot Feat:	Farm, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-53-14-W4
Exterior:	Vinyl Siding	Zoning:	CR-Country Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Kitchen Island, See Remarks		

Inclusions: None

Discover the perfect blend of space, comfort, and country living on this stunning 11.86 acre Acreage. This spacious Property offers room for the whole family with the Modern Home >4,000 sq ft living space for 2 levels combined, including numerous bedrooms and versatile living spaces designed for both relaxation and entertaining. Large inviting Addition with expanded basement was added to the Home in 2007. The newer bright and expansive Kitchen and Dining areas flow nicely into the warm Living Room, creating the perfect gathering place for family and friends. The fully developed basement adds even more functionality with a dedicated Play Area and Recreation room, making it ideal for growing families or hosting guests. The 2007yr double attached heated garage (epoxy floor) with dual door access to both main floor and basement certainly provides everyday convenience. Meanwhile the Heated 40ft x 48ft Shop provides an excellent workspace with extra storage. This Acreage Yard site is also fully equipped for Hobby Farming with a Barn, some Corrals, 2nd detached double garage, large Hen House, and Pump House already being developed. Property also offers mature trees, large lawns and several potential garden areas. Enjoy the Peace & Privacy of Country Living while still having all the room you need to live, work and play. Questions? Call Today [NOTE: Newly subdivided Acreage, therefore Property Taxes are to be determined.] *Seller is willing to discuss the use of adjoining corrals, waterers & small pasture(s).