



**GRASSROOTS**  
REALTY GROUP

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53309 A 65 Range  
Gainford, Alberta

MLS # A2319127



**\$1,400,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,099 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	23.52 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, Propane, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	90
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Paid For, Propane

**Features:** Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, High Ceilings, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s)

**Inclusions:** Any Pet Food Supplies or Feeding Dishes related or supplies related to Kennel operations

Built to last & stand the test of time, this beautifully designed home located 55 mins from Edmonton is situated on 24 acres of rolling land. This well-designed custom-built home displays superb workmanship & attention to detail. A perfect balance of Cathedral Ceilings creating a sense of grandeur & elegance; Chalet Style Triple Pane Windows fill the home with sunlight & the meticulously built Pine interior adds a sense of warmth & coziness. With just over 3,000 Sqft of Living Space enjoy the Spacious Loft Style Primary Bedroom, or the Library which could double as an Office. Walk or Ski the many Groomed Trails. A portion of the basement has been left for you to complete allowing you to add Bedrooms and/or a Games Room with direct access to the vast Yard. Included is a small Workshop/Woodshed & Profitable year-round 2,000 Sqft Turnkey Kennel Business. Located just off HWY 16, Highway Frontage Land can add potential revenue for advertising signage & some exclusive RV Storage. Explore the possibilities!