



GRASSROOTS
REALTY GROUP

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#20, 4354 Highway 27
Rural Mountain View County, Alberta

MLS # A2319602



\$497,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Mobile Home-Double Wide | | |
| Size: | 1,212 sq.ft. | Age: | 1979 (47 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Additional Parking, Alley Access, Double Garage Detached, Front Drive, Gara | | |
| Lot Size: | 0.55 Acre | | |
| Lot Feat: | Fruit Trees/Shrub(s), Garden, Gazebo | | |

| | | | |
|--------------------|---|-------------------|---------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Vinyl Plank | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | 4-33-4-W5 |
| Exterior: | Vinyl Siding | Zoning: | R-CR1 |
| Foundation: | Combination | Utilities: | - |
| Features: | Chandelier, Closet Organizers, Jetted Tub, Kitchen Island | | |

Inclusions: Freezer in Garage

Discover this perfectly situated .55 acre home by the picturesque Little Red Deer River. This stunning property boasts 3 spacious bedrooms, 2 modern bathrooms, and a versatile den, along with welcoming decks in both the front and back. Enjoy the luxury of a massive heated shop, a charming gazebo, 3 convenient sheds, and a greenhouse. The home has been beautifully renovated, featuring updated lighting, a stylish kitchen, contemporary bathrooms, and some brand new appliances, including an oven, dishwasher, washer, and dryer. With elegant new vinyl plank flooring throughout, this home is truly a must-see!