



**GRASSROOTS**

REALTY GROUP

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63072 Township Road 733.3  
Rural Spirit River No. 133, M.D. of, Alberta

MLS # A2320947



**\$530,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	8.10 Acres		
<b>Lot Feat:</b>	Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	21-77-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity, Natural Gas
<b>Features:</b>	Pantry, See Remarks		

**Inclusions:** 3 sheds, chicken coup, gazebo, woodstove

This MILLION DOLLAR VIEW is a rare find. You can look out across the country side for miles. This peaceful, serene 8.1 acre property is at the end of the road, but not far off the hi-way. The home is ideally situated so you get the amazing view from all corners. You have a great circular drive way with a garden in the center. In back of the beautiful home are gardens, raspberries, strawberries, green house, 3 sheds, and beautiful gazebo. The home features 2 great decks, the north one is covered. The front deck greets you with easy wide steps, and lots of garden boxes. Inside you find a modern kitchen with island, pantry and plenty of cupboards. The open concept is great for entertaining. The large living room boasts a gorgeous hearth with wood stove for the cold winter days. The home has windows all along the front to take advantage of the amazing vview. You get 3 bedrooms, and the master has a huge en suite and walk in closet. If you want a one of a kind location, this place is the place for you. with the perfect balance of modern and country. The top of the line septic and 3300 gal cistern were designed to be grief free, and the sheds out back are cute and practical. Call to view today