



GRASSROOTS
REALTY GROUP

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824058 729 Highway
Rural Clear Hills County, Alberta

MLS # A2320989



\$259,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,172 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, F		
Lot Size:	11.27 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Fruit Tree		

Heating:	Forced Air	Water:	Cistern, Dugout
Floors:	Laminate, Tile	Sewer:	Holding Tank, Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Siding	Zoning:	RN
Foundation:	Block, Slab, Wood	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Sump Pump(s)		

Inclusions: N/A

Private Country Living! 11.27 Acres located in the Highland Park/Royce Area! This adorable 3 Bedroom Bungalow Home welcomes you with open arms and natural light throughout! Walk into a large family living room, a desirable working kitchen with plenty of counter and cabinet space, convenient main floor laundry. 3 bedrooms and a full bathroom are also hosted on the main level. The partial basement has a sizable family/ rec room, 1/2 Bath (needs to be finished) and Cistern (800 +/- gallon capacity). The property is landscaped and complete with a 18x33 Garage/Shop(heated/power), a 2nd insulated 17x26 Garage, Fuel Shed, Lean-to(for smaller items/quads ,boats, etc.), Lean-to(for larger items/machinery), Chicken Coop, 2 Stall Barn for larger animals, Sensor Yard Light, an Insulated Dog House plus a few other outbuildings. Power runs to all buildings in the yard! The South yard is Fenced for a few Cattle, horses or whatever your mind can imagine. New Septic system was installed in 2015.