



112004 Range Road 105
Rural Forty Mile No. 8, County of, Alberta

MLS # A2322301



\$750,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,353 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Carport, Double Garage Detached, Parking Pad		
Lot Size:	4.38 Acres		
Lot Feat:	Back Yard, Treed		

Heating:	Forced Air	Water:	Cistern
Floors:	Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete	Zoning:	Urban Fringe
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Here we have a great acreage just a stones throw away from Bow Island. This 4.3 acre parcel hosts an updated home, a large detached garage, a quonset and an old pig barn. Lets dive in. The updated 5 bedroom house features plenty of space to raise your family and host friends. With an all new exterior, you can rest easy , knowing the home is protected from the elements for years to come. The newer large detached garage comes with running water (hot & cold), heated floors and Trusscore interior wall coverings to keep the place looking spiffy. The quonset is 40' wide by 60' long with a concrete floor so it would be a good building to insulate and heat or use it as it is to store all your toys. The old pig barn has a lot of additional storage space or it could be a workshop to tinker on your hobbies. The property is kept green by the high pressure irrigation line that supplies water at enough pressure that you don't need a pump to water your grass and animals. All this is just 5.3 kms away from Tim Hortons. You can see the Bow Island water tower from the yard. This place is definitely worth a look.