



GRASSROOTS
REALTY GROUP

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425066 RR 35
Rural Ponoka County, Alberta

MLS # A2322921



\$395,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,136 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	3.95 Acres		
Lot Feat:	Cleared, Few Trees, Garden, Level, Low Maintenance Landscape, Open Lot,		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Metal Frame, Wood Frame	Zoning:	RH1
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: -

Excellent opportunity to have the peace and quiet we all love. Just a short drive off pavement, this 3.95 parcel await your return home. Here is a 1985 ALMA mobile in great condition and ready to move in and call home. This unique design has three bedrooms, main floor laundry, open kitchen and eating area, Living room, boosts over 1100 sq. ft. off comfort! The covered porch with its own wood heating stove welcomes friends and family! There is ample storage also available in the addition as well. There are two deck for sunning and just enjoying Mother Nature and those visits by the Deer and wild life. Come and see the affordable living that can be your!