



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

39518 Range road 150
Rural Paintearth No. 18, County of, Alberta

MLS # A2323484



\$249,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,097 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	7.00 Acres		
Lot Feat:	Back Yard, Pasture, Treed		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Cesspool
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	36-39-15-W4
Exterior:	Wood Frame	Zoning:	A
Foundation:	Pillar/Post/Pier, Poured Concrete	Utilities:	-
Features:	Kitchen Island, Sauna, Sump Pump(s)		

Inclusions: N/A

Privacy, peace, and room to roam! Nestled on a quiet dead-end road, this charming acreage offers the country lifestyle you've been searching for. Set on 7 beautifully treed acres, the property features mature trees, scenic walking paths winding through the woods, and plenty of space to enjoy the outdoors. Perfect for hobby farming or a few animals, the property includes fenced pasture, a small barn, livestock shelter, and an automatic waterer in the corral. A huge garden provides ample room to grow your own produce, while the private yard offers endless possibilities to expand or simply relax and enjoy the surroundings. Need a little more room? An additional 30 acres of adjoining pasture and treed land is available to rent. Inside, this cozy bungalow offers a spacious entryway, a functional kitchen, bright dining area, and comfortable living room. The main floor features updated flooring, three bedrooms, and a 4-piece bathroom. Just off the entry is a convenient storage addition with a concrete floor, providing excellent space for tools, equipment, or seasonal storage. The partial basement includes the laundry area, a 2-piece bathroom, and cold storage. If you've been dreaming of a quiet country property with privacy, mature trees, and room to enjoy the outdoors, this is one you won't want to miss.