



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

32033 Twp Rd 832
Rural Clear Hills County, Alberta

MLS # A2326644



\$194,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,432 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	9.90 Acres		
Lot Feat:	Brush		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Linoleum	Sewer:	None
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	10-83-3-W6
Exterior:	Composite Siding, Mixed, Wood Frame	Zoning:	CR-1
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

LOCATION, LOCATION, LOCATION: It is hard to get a better location. 8 1/2 miles from Fairview 1/2 mile off the pavement located in Clearhills County. Most of the 10 acres is Forest with the balance being yardsite and pasture. It offers a older house, older garage and 2 sheds. You could build a newer house and shop or a shouse and have plenty of room for the animals or orchards oranything else you may desire. Power and Natural Gas are in place. Please note!! The septic system is not standard and doesn't operate. The house has mold in the back portion. Plenty of peace and potential! Call your Realtor to schedule a viewing.