



GRASSROOTS
REALTY GROUP

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40108 Range Road 35
Rural Lacombe County, Alberta

MLS # A2327916



\$725,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,116 sq.ft.	Age:	1962 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Lawn, Many Trees, Waterfront		

Heating:	Floor Furnace, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	3-40-1-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Stove, Refrigerator, Dishwasher, Freezer, Washer/Dryer, Water Softener, Window Coverings, Bunk Beds, Boat Bed.

If your dream has been to own property on the water then have a look at this charming acreage next to Wood Lake, just northwest of Eckville in Lacombe County (acreage will be 4+/- acres and the sale is subject to the finalization of the subdivision). The modest 1962, 5 bedroom, two bathroom bungalow is cozy and well cared for with some new windows and flooring, a front deck and a roomy side porch. A very private yard site features older trees and several outbuildings including a 28 x 36' garage (with natural gas and power), a 10 x 14' shed (also with natural gas and power), a 45 x 60' barn (former milking barn with natural gas and power), and a 40 x 50 metal arch rib quonset with power and a dirt floor. The driveway and lake access will be via registered agreements on title and a new septic tank and field are being installed.