



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

NE-10-54-10-W4
Rural Two Hills No. 21, County of, Alberta

MLS # A2328972



\$1,500,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Two Hills
Basement:	-	LLD:	10-54-10-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Grain, Hay, Pasture

Here is a package of land, house, shop, and corrals that has it all. The owners have taken no short cuts but have gone above and beyond in everything they've done. For Example: The roof was redone 2 years ago, a new septic tank recently, a new well 2 years ago producing 25 gallons per minute of beautiful waters. Edmonton water line is on the property if someone wanted to hook up. The house features 4 bathrooms and 5 bedrooms, a special fire place and a wood burning stove in the basement. A large hot tub and gazebo off the new patio doors from the primary bedroom on a large wrap around deck. house is extremely well insulated with 2" Styrofoam. Outside you will find 3 large garden areas, plus fruit trees, and even a zipline for some extra fun. A special shop 60x80 with R60 insulation & 3/4 plywood on the walls, tinned inside and out, a floor drain and 16x20 foot door at each end, heated with two long radiant heaters. Yard also features a 30x40 storage building with sliding doors and tin roof and walls, also has a hip roof barn 32x28. There are three dugouts and a spring on this 1/4 section. Ideal for trout stocking. This is just some of the extras built into this dream property. Must be seen to really appreciate what is being offered here. Many options from hobby farming to industrial or a combination of many ideas. Call today to book your viewing.