



GRASSROOTS
REALTY GROUP

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81154 124 Range
Rural Saddle Hills County, Alberta

MLS # A2329042



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,147 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	160.00 Acres		
Lot Feat:	Backs on to Park/Green Space, Brush, Farm, Front Yard, Garden, Lawn, No M		

Heating:	Forced Air, Natural Gas	Water:	Dugout
Floors:	Laminate	Sewer:	Mound Septic
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	9-81-12-W6
Exterior:	Wood Siding	Zoning:	A
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas, See Remarks, Wa
Features:	See Remarks		

Inclusions: n/a

There are typical acreages. Say ten acres? How about we supersize that to 320 acres with valley views. A half section for a full dream. Turnkey for hobby cattle operation if you like. Grazing leases available west and north. Class 2 soil. Residence in place. Barn, handy 22X30 heated rough concrete floor shop,. Cabin, fencing, dugout, various granaries, shelters, couple quonsets. Lease revenue ~ \$6,500 per year. Beautiful garden areas. Bilevel home offers three bedrooms, three bathrooms and attached garage. Just north of Bonanza, Alberta in the Saddle Hills. Feel welcomed by Saddle Hills County with a variety of support resources for farm and family. Local school K-8 and Savanna for 9-12. 45 minutes northwest of Spirit River so about an hour and a half to Grande Prairie or west over to Dawson Creek, BC about a half hour. 320 acres in a stunning part of Alberta.