



GRASSROOTS
REALTY GROUP

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35065 Range Road 85
Rural Special Areas No. 4, Alberta

MLS # A2330831



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,924 sq.ft.	Age:	-
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Garage Faces Front, Gravel Driveway, Oversized, Triple Gar		
Lot Size:	4.15 Acres		
Lot Feat:	Back Yard, Corners Marked, Front Yard, Fruit Trees/Shrub(s), Garden, Gentle		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	5-35-8-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	See Remarks	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage, Vinyl Windows		

Inclusions: YARD EQUIPMENT NEGOTIABLE

Country living at its best! Situated on a beautifully established 4.15-acre acreage just south of Veteran, this well-maintained property offers the perfect combination of privacy, functionality, and rural charm. Located only a short drive off Highway 12 on a well-maintained gravel road, this property is ideal for those seeking space to enjoy country life. The 1 $\frac{1}{2}$ -storey, with approximately 1,900 sq. ft. home features 3 bedrooms and 2 bathrooms with numerous upgrades throughout, including vinyl siding, upgraded vinyl windows, shingles approximately 10 years old, and a combination of vinyl plank, hardwood, laminate, and linoleum flooring. A cozy natural gas fireplace provides warmth and comfort, while the spacious 13' x 26' deck with a natural gas BBQ hookup is perfect for entertaining family and friends. The functional kitchen offers laminate countertops, solid wood cabinetry in excellent condition, and includes all major appliances: two refrigerators, stove, built-in dishwasher, range hood, washer, and dryer. The home includes a partial basement designed primarily for storage, featuring a cold room with ample shelving and storage space, the pressure system, and older furnace and hot water tank. The basement has a dirt floor and provides practical utility and storage areas. Outside, the property is equally impressive. A 30' x 60' shop with a concrete floor provides outstanding space for equipment, projects, or hobbies, while the greenhouse room inside is ideal for starting plants and extending the gardening season. Additional storage buildings and a fenced yard add even more versatility. Garden enthusiasts will appreciate the established raised garden beds, abundant raspberry patch, productive strawberry beds, and plentiful asparagus patch. The mature yard is beautifully landscaped with lilacs, spruce, elm, poplar, and caragana, creating exceptional privacy

and a picturesque setting. Two wells provide an ample water supply for the home, gardens, and landscaping. Whether you're looking for room to garden, space for a hobby farm, a workshop for your projects, or simply a peaceful country retreat, this exceptional property offers endless possibilities in a beautiful rural setting just south of Veteran.