



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

14109 364 Township  
Rural Paintearth No. 18, County of, Alberta

MLS # A2331502



**\$300,000**

|           |                                                       |        |                    |
|-----------|-------------------------------------------------------|--------|--------------------|
| Division: | NONE                                                  |        |                    |
| Type:     | Residential/House                                     |        |                    |
| Style:    | Acreage with Residence, Bungalow                      |        |                    |
| Size:     | 981 sq.ft.                                            | Age:   | 1920 (106 yrs old) |
| Beds:     | 4                                                     | Baths: | 2                  |
| Garage:   | Single Garage Detached                                |        |                    |
| Lot Size: | 4.08 Acres                                            |        |                    |
| Lot Feat: | Front Yard, Garden, Lawn, No Neighbours Behind, Treed |        |                    |

|             |                                                   |            |                |
|-------------|---------------------------------------------------|------------|----------------|
| Heating:    | Forced Air                                        | Water:     | Well           |
| Floors:     | Vinyl Plank                                       | Sewer:     | Open Discharge |
| Roof:       | Asphalt Shingle                                   | Condo Fee: | -              |
| Basement:   | Full                                              | LLD:       | -              |
| Exterior:   | Vinyl Siding, Wood Frame                          | Zoning:    | CR             |
| Foundation: | Poured Concrete                                   | Utilities: | -              |
| Features:   | Laminate Counters, No Smoking Home, Vinyl Windows |            |                |

Inclusions: None

Escape to the peace and privacy of country living with this beautifully updated acreage just south of Castor. Situated on 4 acres, this charming 4-bedroom, 2-bathroom home has been extensively renovated, blending country charm with modern comfort. The list of updates is impressive and includes windows, doors, roof, kitchen, hot water tank, electrical, plumbing, drywall, added insulation, weeping tile, sump system, and much more—giving you the confidence of a home that's been well cared for. Outside, the property is equally inviting with fencing suitable for a few animals a chicken coop, a large garden area, and plenty of open space to enjoy acreage living. An older single detached garage provides additional storage or parking, while a new septic pump adds to the long list of valuable improvements. Whether you're looking for your first acreage, a hobby farm, or simply a quieter lifestyle, this move-in ready property offers exceptional value with room to grow and enjoy the outdoors.