



GRASSROOTS
REALTY GROUP

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32037 TWP 504
Kitscoty, Alberta

MLS # A2334637



\$439,900

Division:	Kitscoty		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,504 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	9.98 Acres		
Lot Feat:	Garden, Lawn, Other, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Linoleum, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	ACR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Escape to the peace and beauty of country living with this picturesque 9.9-acre acreage, ideally located just south of Kitscoty, Alberta. Nestled among mature trees, this private, park-like property offers exceptional seclusion and an incredible outdoor setting featuring apple trees, Saskatoon bushes, raspberry bushes, a large garden, greenhouse, dugout, and plenty of space to enjoy the outdoors. Set up for horses or livestock, the property includes a large unheated shop, an older barn, a newer barn, and several additional outbuildings and storage sheds, offering endless possibilities for hobby farming, equipment storage, workshops, or rural living. The home offers three bedrooms upstairs, one bedroom downstairs, two full bathrooms, and two cozy wood-burning fireplaces. Recent updates, including windows, add to the home's longevity. A reliable water well and septic system complete this well-equipped country property. School bus service is conveniently available right to the front driveway, making this an excellent option for families. Whether you're dreaming of a hobby farm, a place for horses, or simply a quiet country retreat surrounded by nature, this beautiful acreage offers the privacy, space, and lifestyle you've been looking for.