



**GRASSROOTS**  
REALTY GROUP

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405065 Rge Rd 63  
Czar, Alberta

MLS # A2336990



**\$725,000**

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Czar                                                                     |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | Acreage with Residence, Bungalow                                         |        |                   |
| Size:     | 1,709 sq.ft.                                                             | Age:   | 1990 (36 yrs old) |
| Beds:     | 4                                                                        | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                                                   |        |                   |
| Lot Size: | 10.85 Acres                                                              |        |                   |
| Lot Feat: | Back Yard, Front Yard, Greenbelt, Landscaped, Lawn, No Neighbours Behind |        |                   |

|             |                                                                                                                                   |            |             |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------|------------|-------------|
| Heating:    | Boiler, In Floor, Forced Air                                                                                                      | Water:     | -           |
| Floors:     | Carpet, Ceramic Tile, Laminate, Linoleum                                                                                          | Sewer:     | -           |
| Roof:       | Asphalt Shingle                                                                                                                   | Condo Fee: | -           |
| Basement:   | Full                                                                                                                              | LLD:       | -           |
| Exterior:   | Wood Frame                                                                                                                        | Zoning:    | Ag District |
| Foundation: | Wood                                                                                                                              | Utilities: | -           |
| Features:   | Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Laminate Counters, Skylight(s), Track Lighting, Vaulted Ceiling(s) |            |             |

Inclusions: N/A

Just east of Czar, this well-maintained 1,709 sq. ft. bungalow with 4 bedrooms 4 bathrooms offers the perfect combination of comfortable country living and impressive shop space on 10.85 acres. Built in 1990, the home features recent updates including a new septic tank, shingles, and boiler, providing peace of mind for the new owners. Inside, you'll find a comfortable and functional layout with central air conditioning and central vacuum. The basement offers additional living and storage possibilities and includes a convenient second entrance directly through the attached garage. The real highlight of this property is the 40' x 80' fully finished and heated shop, offering an exceptional amount of space for business, hobbies, equipment storage or agricultural use. The property also includes a barn and additional sheds, providing plenty of room for animals, equipment and storage. Set on 10.85 acres with the privacy and space of a country property, this acreage is an excellent opportunity for anyone looking for a spacious home combined with outstanding shop and storage facilities. Located just east of Czar, it offers rural tranquility while remaining within easy reach of local amenities.