



GRASSROOTS
REALTY GROUP

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11309 Township road 553
Rural Yellowhead County, Alberta

MLS # A2337658



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,200 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Carport, Double Garage Detached		
Lot Size:	156.06 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Fruit T		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	Drinking Water
Floors:	Tile, Vinyl	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	16-55-11-W5
Exterior:	Mixed	Zoning:	rd
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Granite Counters, Kitchen Island, No Smoking Home, Storage, Vinyl Windows		

Inclusions: na

This 156 acre property with a 4 bed 2 bath with an office, the property has a shop 33 x 45, with 14ft doors, wired 220 with 9" cement floors. Picnic Shelter 20x30 with power. RV site with full hookups. Car shelter or pole barn 24x26., 70 acres field, rest trees, small creek runs across one corner, Man made pond, This high efficient home has 7.1/2" wide walls, 1200 square feet main floor, full developed Basement, Triple Argon windows with reflective coating, High efficient furnace, Instant hot water tank, Wood burning fireplace with granite surround to help from getting hot, ceramic and hardwood floor, Thin roof, 55 feet x 10 feet Covered terrace, RV Parking with full hock-up, Lawn and fruit trees, Abundance wildlife, and much more.