



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

28532 Highway 587
Rural Red Deer County, Alberta

MLS # A2344032

\$390,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,200 sq.ft.	Age:	-
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	4.80 Acres		
Lot Feat:	Many Trees, No Neighbours Behind, Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: AS-IS

Court ordered sale. 4.8 acres on pavement just 3 minutes from Bowden, 8 minutes from Innisfail, and 25 minutes from Red Deer. Property is private with no immediate neighbours in view and the land is nicely treed and with varying terrain. Existing farmhouse has received several additions over the years and actual age is unknown. Property offers a large entry and living room on the main level, and a few stairs lead up into the kitchen and eating area. There is a large master bedroom at the rear of the home with a walk in closet, 2nd bedroom, and a 4 pce bath. Home is old and needs substantial work and renovations. The land is fenced and has a fenced in pasture area just adjacent to the house site.