



GRASSROOTS
REALTY GROUP

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21 1 Street E
Parkland, Alberta

MLS # A2344820



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,309 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Aggregate, Double Garage Detached, Garage Door Opener,		
Lot Size:	1.67 Acres		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, Many Trees, No Back Lane, Treed		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Ceramic Tile	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	16-15-27-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Hamlett Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Electricity Paid For
Features:	Ceiling Fan(s), Sauna, Sump Pump(s), Suspended Ceiling, Vinyl Windows		

Inclusions: Pot Hanger in kitchen, Sauna, Satellite Dishes (2), Kids Play structure, Garage Door Openers (2) with 2 Remotes, Gas BBQ, Woodstove in garage.

Park like setting in Parkland, Alberta! Come and check out this well landscaped 1.67 acre parcel. A spacious 1309 square foot Bungalow awaits your family. There are 2 bedrooms on the main level and 2 additional bedrooms on the lower level. A total of 3 full bathrooms. The kitchen and dining area are spacious with room for everyone. The majority of the flooring on the main floor is ceramic tile except for the bedrooms that have carpeting. The principal bedroom features a walk-in closet and large 4 piece en suite with a large jetted Jacuzzi tub, separate shower stall and water closet. The basement is partially developed and requires flooring, baseboards and finishing touches. This home requires some work to bring it up to snuff. The oversized double garage is 30' W x 38' L with a concrete floor, 10' ceilings, a metal roof, insulated, drywalled, 220 wiring and woodstove to heat it. But it is the yard that is so wonderful on this acreage with many mature trees and nicely landscaped yard. The well was drilled in 2000 and is 125' deep and provides 2.0 gallons per minute. The water hydrant makes it handy to water the trees or animals. The septic system is tank with a pump and a field. There is a 16' x 24' outbuilding with a gravel floor needs siding, an additional outbuilding that is 10' by 20' with a wooden floor needs a new roof and siding. A green house in need of repair that is 8' x 16'. Also behind the green house there is a metal sea can that is 7' W x 7' L x 7' high that can be included in the sale. The roofing materials on the house are the original interlocking shingles. Parkland is located just off of #2 highway with good access to get to Calgary or Lethbridge. The roofing materials are the original interlocking asphalt shingles. Call your favourite Realtor for a private showing.

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