



GRASSROOTS
REALTY GROUP

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57514 223 Range
Rural Sturgeon County, Alberta

MLS # A2347855



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,288 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	14.70 Acres		
Lot Feat:	Back Yard, Farm, Fruit Trees/Shrub(s), Landscaped, Lawn, No Neighbours B		

Heating:	Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Other	Sewer:	Septic System
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	33-57-22-W4
Exterior:	Vinyl Siding	Zoning:	ag
Foundation:	Poured Concrete	Utilities:	Electricity Paid For
Features:	Ceiling Fan(s), See Remarks, Sump Pump(s)		

Inclusions: n/a

Out of subdivision! 14.7-acre hobby farm. Property includes Bi-level home, 2 wells, double detached garage (converted original homestead home), 3 pole sheds (2 with power), 2 additional sheds (one used as a kidding barn), originally an airplane hangar converted for machine storage, entire perimeter has been fenced, bi-level home is spacious with a Living room that features hardwood floors, corner wood-burning stove. Farmhouse dream kitchen offers lots of cabinetry, apron sink, upgraded SS appliances including gas stove & tile floors. 2 bedrooms, upgraded 4-pc bath, main-floor laundry, 2-pc bath & large mudroom complete the main level. Fully finished basement offers a large family room with concrete floor treatment, additional living space with wardrobe (3rd bedroom) & potential 4th bedroom. Past upgrades included furnace, HWT, windows, roof, siding, flooring, paint, light fixtures & NEW Septic system. Minutes to Redwater, central to Fort Saskatchewan & Edmonton, and on route to Fort McMurray.