



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

#6 83070 RR 112
Bow Island, Alberta

MLS # A2348530



\$430,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,056 sq.ft.	Age:	1988 (38 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Lot, Parking Pad		
Lot Size:	1.00 Acre		
Lot Feat:	Front Yard, Interior Lot, Lake, Landscaped, Lawn, Many Trees, No Neighbour		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	22-8-11-W4
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	Recreational residential
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: 2- 5th wheel campers, the 40' sea can, garden shed, irrigation equipment, and what ever the buyer wants in the home except the paddle boards seller is willing to leave everything there or will remove whatever isn't wanted.

Welcome to Forty mile getaway where you can live by the lake year round if you want too! This quaint little cabin has it's own charm and is very nice retreat for those summer months especially. 2 beds 1 bath with an addition built on that's heated for extra storage or company. The properties along the lake are on a water co-op and each owner pays their own share of that. It also has natural gas plumbed in, cistern, and septic field. YOU OWN THE LAND ALSO BUYER"S!!! These properties have lakes side docks with access through SMRID land to get to the lake. This is an opportunity you don't want to pass up! Call today for a viewing.