



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8135 Township Road 782
Rural Saddle Hills County, Alberta

MLS # A2349894



\$380,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,374 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Carport, Gravel Driveway, Parking Pad		
Lot Size:	12.87 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Dugout
Floors:	Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	11-78-8-W6
Exterior:	Aluminum Siding , Vinyl Siding	Zoning:	A
Foundation:	Piling(s)	Utilities:	Electricity, Natural Gas
Features:	See Remarks		

Inclusions: wood lean to

This amazing acreage is close to pavement and has very little gravel, and is nestled at the foot of the saddle hills, and surrounded by farm land. Gorgeous views no matter which way you look. It is pristine, and perfect for the horse lover! This property is fenced and cross fenced, with yard fenced separately. There are 2 dugouts, a wood/ storage pole shed and a brand new insulated and wired for 220, 30 x 32 shop with cement floor. The natural gas is right to the shop, just needs to be put in. The home features a covered deck and is modern with many upgrades including tin roof, and all but one window. The bright kitchen boasts lots of cupboards and counters, and is open to the large living room. You also have a great family room, with a wood stove, a laundry room, 3 bedrooms, and updated bathroom. The skirting is insulated. You also get a car port, so you are not unloading in the rain. This property has lots of gravelled parking, privacy, and amazingly beautiful scenery. Call to view today