



GRASSROOTS
REALTY GROUP

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64076 610 Avenue W
Rural Foothills County, Alberta

MLS # A2350706



\$729,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,451 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Driveway-Circular, Gravel Driveway, Oversized, Quad or M		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Dog Run Fenced In, Envir		

Heating:	In Floor, Propane, Wood, Wood Stove	Water:	Well
Floors:	Laminate, Tile	Sewer:	Septic Field, Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	5-18-1-W5
Exterior:	Concrete, See Remarks, Stone, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Phone, Propane, See Remarks
Features:	Bookcases, Closet Organizers, Laminate Counters, Open Floorplan, Pantry		

Inclusions: Many items in shop and exterior can all be included depending on price and desire after a viewing of the property. Everything up for negotiations.

4 acres with a cute 1450 sq ft bungalow located out west on the Bar U Trail ! Close to the mountains ,bordering the river , you have a sweet home with shop and some beautiful land with other option for a recreational property !!! Home is a custom built home by owner and with many unique features. This Rancher bungalow has a covered deck at the back for your morning coffee and a large deck out the front to enjoy the awesome views. This home has 3 bedrooms and 2 bathrooms. A walk out small basement but works well with the location of the home . Propane and wood are your sources of heat . Plenty of windows to enjoy your country life and seclusion with a few nice mature trees for privacy. Property is fenced (needing a bit of repair) but will be great to bring a couple of horses along or any great hobby ideas . Cute little shelter and barn combo is included plus a storage shed. Circular drive is handy for the truck and horse trailers, and for parking . The 30 X 40 shop is ready for a cement floor if you prefer, or you can sure enjoy it as it is !! Insulated and with a mezzanine that was used for a wood working area, makes for a huge amount of space. Tall walls to accommodate a semi or a lift for your hobbies ! Land is gorgeous and good opportunities are available !! Paved right to the driveway so bring the muscle car, the motor bike or your nice new pickup . Owner requests property is sold " as is " for there are limited permits , and personal touches that may not be up to modern codes.