



**GRASSROOTS**

REALTY GROUP

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270002 AB 505 Highway  
Glenwood, Alberta

MLS # A2164406



**\$889,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,289 sq.ft.	<b>Age:</b>	1905 (121 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	3.38 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Private		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	Country residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Natural Woodwork, Separate Entrance, Wood Counters		

**Inclusions:** none

This is a must see acreage with a majestic view of the mountains and the Belly river valley below. This property has been used as a Air B&B and has been very successful. The rustic touch gives a tranquil feeling and has a lot of character. The property sits on 3.38 acres with a 2 car detached garage and a 33 x 50 horse barn. This property has household irrigation usage through the United Irrigation District. This property is near Glenwood which has all the amenities for raising a family. The Belly River can be accessed on the road allowance which is near the property. Looking for location and view this is the place.