

80242 RGE RD 65  
Rural Saddle Hills County, Alberta

MLS # A2131656



**\$275,000**

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | NONE  |        |                   |
| Type:     | Residential/House                                     |        |                   |
| Style:    | Acreage with Residence, Bungalow                      |        |                   |
| Size:     | 1,152 sq.ft.  | Age:   | 1962 (62 yrs old) |
| Beds:     | 4   | Baths: | 1                 |
| Garage:   | Double Garage Detached, Parking Pad, See Remarks      |        |                   |
| Lot Size: | 10.00 Acres   |        |                   |
| Lot Feat: | Fruit Trees/Shrub(s), Few Trees, Private, See Remarks |        |                   |

|             |   |            |              |
|-------------|---|------------|--------------|
| Heating:    | Forced Air, Natural Gas                     | Water:     | Dugout       |
| Floors:     | Carpet, Linoleum                            | Sewer:     | Mound Septic |
| Roof:       | Asphalt Shingle                             | Condo Fee: | -            |
| Basement:   | Finished, Full                              | LLD:       | 18-80-6-W6   |
| Exterior:   | Stucco, Wood Siding                         | Zoning:    | ag           |
| Foundation: | Poured Concrete                             | Utilities: | -            |
| Features:   | Ceiling Fan(s), Kitchen Island, See Remarks |            |              |

Inclusions: n/a

This great acreage is recently subdivide and is still waiting for final approval of brand new septic mound. You get an amazing 10 acres with mature trees, circular driveway, 20 x 30 , 5 stall barn, 32 x 22 shop and 16 x 20 garage...You have an amazing south view off the deck and out the living room window. The kitchen is large with lots of cupboards. There is a huge family room up and another good size down. 3 large bedrooms up and 1 down make for lots of space for your family. Call to view today