

**781032 Range Road 23 Road
Wanham, Alberta**

MLS # A2163515



\$299,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile		
Size:	1,088 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Driveway, Parking Pad		
Lot Size:	19.79 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Front Yard, No Neighbours Behind, Landscaped, Many		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	9-78-2-W6
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: Sheds, Greenhouse, Chicken coop, lean-to wood shed

Escape to the country! If you looking for your own slice of paradise at an affordable price then you need to have a look at this beautiful acreage located in the Wanham area. This 20 acre parcel is like a private park area with a great mix of natural forest, rows of mature planted trees and open field areas providing room to raise some animals or just some space to play. The home is bright and open with recent updates including new shingles, paint and some flooring. The living area is bright and open with a spacious eat in kitchen and a large living room. There are two bedrooms in the home, a large washroom and a large laundry room with plenty of storage. Outside the covered 10x36 deck extends the living space providing room to enjoy the peace of your surroundings. In addition to the main house there is a 24x48 pole building, with one side closed for a workshop and the other side open. There are also numerous other outbuildings including a chicken coop with run, greenhouse, wood shelter, a small barn and old wooden granaries for storage. This property is located just 2 km off pavement, 8 minutes from Wanham, 16 minutes to Rycroft and 1 hour to Grande Prairie or Fairview. With immediate possession available you can settle in and enjoy fall in your new country home! For more information or to view contact your favorite Real Estate professional today!