

**8366 794 Township
Rural Saddle Hills County, Alberta**

MLS # A2164551



\$415,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	19.25 Acres		
Lot Feat:	Gazebo		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water, Dugout, Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	28-79-8-W6
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Piling(s)	Utilities:	-
Features:	No Smoking Home		

Inclusions: Gazebo, green house, ride on lawn mower

Pristine 4 bedroom home w/garage on 19.25 acres! Recreational Paradise in Blueberry Mountain. Close to tons of Crown Land and WMU 359. Watch the wildlife from your large deck of this 1,520 sqft 2009 home, with included gazebo. Inside, walking into the kitchen will you see dark espresso cabinetry with fridge, stove, and dishwasher, open concept to the dining area with patio doors leading to the deck and gazebo that face east. The living room has a gas fireplace to keep you cozy, and opens to the kitchen and dining area. Down the hall you have 3 good size bedrooms and a main four piece bathroom. At the other end of the home, is the roomy and private primary bedroom with a 4 piece ensuite and espresso cabinetry, as well as a walk in closet. The laundry and utility room include a washer and dryer and have another entrance with small boot room from the deck. Outside, the garage has a 220 volt plug in, RV plug and a newer overhead door with gravel floor. The addition at the back at the garage is insulated and heated, making a great workshop. There is also a greenhouse and a fire pit for s'mores. Home is on MUNICIPAL WATER, but also has a dugout. Property has natural gas and the septic is a tank with a grey water pump out. Property is not currently fenced but has lots of pasture area, if desired. Many trees also surround the home. The large well gravelled driveway makes for easy access. Seconds to pavement and Highway 725. About 15 min to Spirit River. Moonshine Lake Provincial Park is around the corner with fishing, cross country skiing and hiking trails. Call to book your private viewing today!