

**5126 Hwy 49
Wanham, Alberta**

MLS # A2187406



\$300,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,105 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Gravel Driveway, Parking Pad, Quad or More Detached		
Lot Size:	1.27 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	res, and commercial
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: green house, boat house

This great property is on 3 lots located at the corner of Hiway 733 and Hiway 49 at Wanham. It is 22 km to Rycroft.. The metal shop is zoned commercial so you can run your business out of it if you wish, or have it changed to residential. It is heated, with cement floor, 220 power, and 14 ft sliding doors, and 30 ft RV lean to on the back. The gorgeous bi level home has open concept kitchen, living room and dining area. The great island is huge features built in range and corner sinks, perfect for entertaining. You get tonnes of counters and cupboards, and great lighting. The living room features huge windows with great view. You have main floor laundry that could be put back in basement and changed to 2 bedrooms up. You have 3 bedrooms down, totaling 4 bedrooms. The pellet stove in the basement family room makes everything cozy and the large windows don't feel like a basement. This home has tonnes of storage, and even more in the boat house. You have lots of trees, private fire pit area, green house, and raspberries. This home has it all...call to see today...Local hospital and businesses not far away in Spirit River