

**80242 RGE RD 65**  
**Rural Saddle Hills County, Alberta**

**MLS # A2188868**



**\$275,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Parking Pad, See Remarks		
<b>Lot Size:</b>	9.88 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Few Trees, Private, See Remarks		

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

**Inclusions:** none

This great acreage is gorgeous! 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 incredible south view off the deck and out the living room window over looking the fields . 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. This is a new subdivision, so taxes are not yet assessed, and there is also a new septic mound, so you won't have to worry about sewer issues&hellip; Call to view today