

76401 70 Range Road
Rural Saddle Hills County, Alberta

MLS # A2201551



\$535,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	835 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	10.40 Acres		
Lot Feat:	Pasture		

Heating:	Forced Air, Natural Gas	Water:	Dugout
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home		

Inclusions: Outbuildings, Chlorine injection for dugout water, aerator. All fencing and gates. Alarm system can be included; has high level alarms for basement.

PEACEFUL AND SCENIC! 4 Bedroom 2 bathroom home sprawling 10.4 acres, off of pavement and set up for horses, near Woking, AB! Property has a detached heated double garage w/220v on cement pad and a 5 stall barn with heated waterer. Property is fenced and cross fenced. Home has newer shingles (May 2022), reverse osmosis, and a thermostatically controlled wood stove! Enter the home from the large front deck, perfect for morning coffee. Upstairs, you have an open spaced living room with a South facing bay window; hardwood and tile flooring. The kitchen and eat in dining area have a door to the back deck; great for the BBQ or smoker or watching the horses in the pasture at sunset. The kitchen has been updated with cabinets, counters and custom tile backsplash. The island has plug-ins for convenience. Comes with SS fridge, gas stove w/double ovens, microwave hood fan and dishwasher. Down the hall, two good sized bedrooms and a main 4pc bathroom with tub/shower combo. Downstairs, the wood stove keeps you cozy and two more bedrooms. The primary bedroom is huge and has double closets and a 4 pc ensuite with jetted tub/shower. The fourth bedroom is just down the hall. The laundry and utility room have the water filtration system and pump from the dugout; free municipal water is available and coming; the seller has applied for it. Fibre internet is also on the way. Cold storage room for all of your canned goods from the garden! Outside, you have a very productive garden, the 24x28 ft garage, 4 horse shelters, many outbuildings and sheds and the 28ft x 35 ft five stall barn w/hay loft and heated waterer. With mail delivery to your driveway and 5 min to the Chinook Valley Golf Course, what more could you ask for? 50 min to Grande Prairie, 18 min to Spirit River. Call to book your viewing today!