

79115 131 Road
Rural Saddle Hills County, Alberta

MLS # A2201610



\$265,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,504 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	5.44 Acres		
Lot Feat:	Back Yard, Brush, Cleared, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Lagoon
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	13-79-12-W6
Exterior:	Vinyl Siding	Zoning:	C5
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Escape to the tranquility of country living with this beautiful 5.44 acre property, featuring a spacious manufactured 3 bedroom 2 bathroom home, over 1500 sq ft of living space, with a 12x24 custom addition. Nestled in a peaceful, private setting, this property offers ample space for outdoor activities, gardening, or future expansion, room for pets, chicken coop, outdoor grilling and nights under the stars off your expansive deck(16x48) or around a fire pit area., This property is close to nature yet convenient access to local amenities. Whether you're looking for a quiet retreat or a place to build your dream future, this acreage has endless possibilities , Call soon to book your appointment to view.