

76134 RGE Rd 54
Rural Saddle Hills County, Alberta

MLS # A2203461



\$335,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	2,404 sq.ft.	Age:	1974 (51 yrs old)
Beds:	6	Baths:	2
Garage:	Parking Pad		
Lot Size:	44.26 Acres		
Lot Feat:	Pasture, Treed		

Heating:	Forced Air, Natural Gas	Water:	Dugout
Floors:	Linoleum, Vinyl Plank	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	8-76-5-W6
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: out buildings

44.26 acres of amazing property! The home is a 1974 manufactured home with a huge addition coming to over 2400 sf of living space. You get 6 bedrooms, HUGE living room, and smaller family room. The home is bright and features a dining room, breakfast eating area, and eating bar on the island. The kitchen appliances, including gas range, are 4 yrs old, as well as the washer and dryer. The kitchen has an island and counters, but cupboards are gone. The furnace, hot water tank and plumbing are 4 years old. The windows are new, and most of the flooring has been upgraded. This home is clean and move in ready, you can tweak the kitchen and flooring as you go...You have great out buildings, including a 40 x 80 shop. Half has gravel the other half is dirt. The potential of this very private acreage is amazing, and it is perfect for the growing family.