



**763014 RR 20**  
**Wanham, Alberta**



**\$199,900**

<b>Division:</b>	Wanham		
<b>Type:</b>	Acreage with Residence		
<b>Style:</b>	Bungalow		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2 up / 1 down	<b>Baths:</b>	1
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	No		
<b>Driveway:</b>	Gravel		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Dug
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Taxes:</b>	\$ 1,244
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Stucco, Wood	<b>Lot Fee:</b>	-
<b>Land:</b>	Wooded/Treed	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Central Vacuum, Woodstove(s)		

**Inclusions:** Fridge, stove, washer, dryer, wood stove, water treatment system, play house, 3 green houses, shed



This desirable home located only a mile from the smokey river, offers many features for country living. Perfect for private hunting, fishing, and all outdoor activities this is a country lovers dream. The kitchen, dining, and living area offers tons of natural light and an open concept. It attributes its more modern look to upgrades including the dark walnut laminate flooring, the wood burning stove, and a bright paint job. Not to mention this home comes with a central vac system. The kitchen offers a contemporary look with white cupboards and dark appliances, and the movable island for functionality. Outside the home, sitting on 18 acres the possibilities are endless. Between 12-15 acres are farmable and has a wood grain bin, water is a dugout with a portable filtration system in the home making all of the water drinkable. Not to mention there is a fresh water spring near by. This property also comes with 3 greenhouses, a shed, and the playset. Do not miss out on this property!