



GRASSROOTS
REALTY GROUP

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14411 Township Road 544
Rural Yellowhead County, Alberta

MLS # A2217466



\$379,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,086 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Front Drive, Garage Faces Front, Gravel Driveway		
Lot Size:	52.75 Acres		
Lot Feat:	Back Yard, Brush, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Tile	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	20-54-14-W5
Exterior:	Wood Frame	Zoning:	RD
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Breakfast Bar, French Door, Granite Counters, Jetted Tub, Kitchen Island, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

Situated on 52.75 acres just northwest of Peers, this 4-bedroom, 2-bathroom bungalow offers an opportunity for those seeking a fixer-upper project. The main floor hosts a large living room with a vaulted and beamed ceiling, hardwood flooring and a big picture window that provides a view to the front yard. The kitchen/dining area has been remodelled and has lots of cherry cabinets, granite countertops, a powered island with breakfast bar, tile flooring and access to the back deck. Down the hall you'll find the spacious primary bedroom with room for a king-sized suite at one end and a relaxation area at the other as well as access to the 4-piece main bathroom and garden doors to the deck. There's another good-sized bedroom rounding out the main level. The developed basement hosts 2 more bedrooms, a den, a family room area, a flex space, a 4-piece bathroom, laundry room and a cold room/utility area. Enjoy outdoor living on the covered and screened in wrap around deck that has an area and hookups for an outdoor kitchen and a hot tub. For additional accommodation or a home-based business there's a 2-bedroom cabin complete with its own well and septic. The double detached heated garage provides shelter for the vehicles. The front portion of the property (approximately 10 acres) has been developed into an area for the critters with fencing, cross fencing and a horse pen. There's a couple of sheds and waterer access. The back portion of the property is treed and provides recreational space. West side of property is perimeter fenced. January Creek runs along the East side of the property. Perfectly located in an area of larger acreages, you'll enjoy a peaceful country setting. If you're ready to invest some time and effort, this property could become your ideal home sweet home. Located

just 2km west of Hwy 32. Sold "as is/where is"