



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**314 Mckinnon Drive
Carseland, Alberta**

MLS # A2217610



\$480,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,002 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway, Front Drive, Garage Door		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-22-26-W4
Exterior:	Wood Frame	Zoning:	HRG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Price Adjusted to SELL. Immediate Possession. Pride of Ownership. \$75000 Recent Upgraded. Move In NOW. Immediate Possession. Enjoy this Upgraded Home. Bright and Spacious. Owner is Downsizing. Retiring. Fully Developed. Upgraded Flooring, Windows, Appliances. 4 Bedrooms. 3 Bathrooms. Exterior Deck. East Exposure 10' x 24' Gas Hookup for the Barbeque. Backyard. West Exposure. Double Detached Garage. Rear Alley. 2 OFF Street Parking Area. Front Access Parking stalls. Brilliant School K-9. Minutes to River Wyndham Park. Fishing. Speargrass Golf Course. Carseland is a Hamlet in Alberta, Canada within Wheatland County. It is located on Highway 24, approximately y 23 km south of Cheadle and 26 km south of Strathmore. Minutes from Employment Opportunities. CGC Manufacturing Plant. (wallboard). De Havilland Canada. Phyto Organics. Nutrium Plant.