



**GRASSROOTS**  
REALTY GROUP

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63040 Highway 33  
Rural Woodlands County, Alberta

MLS # A2219347



**\$280,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,288 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	56.17 Acres		
Lot Feat:	Brush		

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	Agricultural
Foundation:	Slab	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Looking for a project with a lot of potential? This property sits on 56 acres and offers plenty of possibility for the right buyer. This home has 4 bedrooms, 3 bathrooms and a spacious layout, but it is in need of some TLC. Sold as-is. Great opportunity to build equity or create your dream acreage.