



GRASSROOTS
REALTY GROUP

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Range Road 211
Rural Warner No. 5, County of, Alberta

MLS # A2224571



\$630,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,009 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	3.43 Acres		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	Dugout
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	ACRE
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: C-Can

Welcome to this stunning acreage located approximately 5 minutes from Raymond, offering a perfect blend of comfort and country living on 3.43 acres of beautifully landscaped property. This spacious bungalow boasts 4 bedrooms and 3 full bathrooms, with a generous layout that includes multiple living areas and two dedicated office spaces—ideal for today’s lifestyle. The primary suite is a true retreat, featuring a huge ensuite bathroom and a walk-in closet. The property is surrounded by mature trees, a variety of fruit trees, and a charming pergola for outdoor relaxation. Wine grape vineyards add a touch of rural charm, while the expansive acreage offers ample room for horses, cows, or chickens. The yard is equipped with sprinklers for easy maintenance, and solar panels enhance energy efficiency. Additional features include a newer roof (just 7 years old) and a modern tankless hot water tank, ensuring comfort and efficiency in this peaceful countryside escape. This property has water rights for all your irrigation needs!