



GRASSROOTS
REALTY GROUP

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NW 1-50-1 W4
Blackfoot, Alberta

MLS # A2225549



\$439,900

Division:	Blackfoot		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,228 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Garage Faces Front, Gravel Driveway, Insulated, Multiple		
Lot Size:	13.68 Acres		
Lot Feat:	Brush, Corner Lot, Front Yard, Gazebo, Irregular Lot, Landscaped, Many Tree		

Heating:	Mid Efficiency, Fireplace Insert, Floor Furnace, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Holding Tank, Mound Septic
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	1-50-2-W4
Exterior:	Wood Frame	Zoning:	Res
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Sump Pump(s), Vinyl Windows		

Inclusions: gazebo, shed

If you're looking for an Alberta side acreage close to Lloydminster this 3+1 bedroom bungalow located on 13.68 Acres is worth viewing! The kitchen has an over sized island with raised seating, Hickory cabinets, tile back splash and flooring. The living room has a wood fireplace with insert that pushes heat through the ducting to circulate throughout the home. Open concept living, kitchen dining area. You'll love the hardwood throughout the living room, hall and upper level bedrooms. The main level bathroom was custom upgraded with custom tile, a corner soaker tub and a large tile walk in shower. The primary bedroom also features a corner sink. The basement offers a family room, bedroom, 3 PC bathroom, huge storage room and utility room. There is a covered front balcony an large rear deck for seating/natural gas bbq hookup. The oversized 27'6x19' garage has a manual 10' OH door and fully insulated. The property also features a large pond with a Gazebo near. 3 driveway access roads and lots of extra space. Scenic view of the rear landscape. West of Lloydminster to the 2nd (West) Blackfoot entrance. Acreage is on right hand side. Watch for signs.