



GRASSROOTS
REALTY GROUP

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4, 41301 Range Road Ext 263
Rural Lacombe County, Alberta

MLS # A2233857



\$295,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,204 sq.ft.	Age:	1974 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	5.71 Acres		
Lot Feat:	Brush, Level, Secluded, See Remarks, Wooded		

Heating:	Forced Air, Propane	Water:	See Remarks
Floors:	Carpet, Hardwood, Linoleum, Other	Sewer:	Holding Tank, Septic Field
Roof:	Mixed	Condo Fee:	-
Basement:	None	LLD:	22-41-26-W4
Exterior:	Vinyl Siding	Zoning:	2
Foundation:	Piling(s)	Utilities:	See Remarks
Features:	See Remarks		

Inclusions: None

This is a Civil Enforcement sale under Part 7 of the Civil Enforcement Act in Alberta. There are no showings permitted on this property, drive by only. Please disregard the hand painted sign stating "This property is not for sale". The listing agent has not been granted entry to the property so no interior photos or confirmed description are available. Sizes and description were obtained from previous MLS files and civil records. The property consists of 5.71 serviced acres. There are believed to be 2 wells on the property, with only one working. Heat is via propane. The residence is a 1971 Statesman manufactured home model 48122CKF1 CSA£23427, 12 by 48 feet. Condition of the home is unknown.