



GRASSROOTS
REALTY GROUP

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320156 RR181
Rural Starland County, Alberta

MLS # A2234477



\$600,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,269 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	6.13 Acres		
Lot Feat:	Garden		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Vinyl Plank	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	res/Ag
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: light fixtures, window coverings, shed, basement upright freezer, basement chest freezer, swing set, garage door opener and remote, portable generator

Dreams do come true! It's not often that a property like this comes onto the market. This stunner is sure to impress from the minute you drive onto its manicured grounds. Thoughtfully landscaped so that you can enjoy the beauty of your surroundings, without spending hours weeding. The perfect mix of gardens, play space, and lawns flanked by 5 rows of trees for privacy. Inside the home, you will see every inch has been updated with intention. This home has been extensively renovated up and down, inside and out. Flooring, paint, trim, windows, cabinets, HVAC, appliances, electrical & plumbing! You literally get to move in and just start enjoying the space! Love animals? Let's talk about the rest of the property...perfect for starting your hobby farm- there is a small barn, fencing & water. Whether you want a few cows, goats, horses, or chickens- with 6.13 acres this property has room for them all! This is one of those "everything" acreages- the perfect size, drive, and with the heavy lifting done. The location is fantastic! Only 2 miles off of HWY 851 making it a quick jaunt to Delia or Drumheller or Hanna! Make your dream of acreage ownership come true- call for a showing today!