



GRASSROOTS
REALTY GROUP

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AN034 Hays Road 10N
Rural Taber, M.D. of, Alberta

MLS # A2243529



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,200 sq.ft.	Age:	1960 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Gravel Driveway, Single Garage Detached		
Lot Size:	8.48 Acres		
Lot Feat:	Back Yard, Garden, Many Trees, Private, Treed, Underground Sprinklers		

Heating:	Forced Air
Floors:	Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters

Water:	Dugout
Sewer:	Septic Field
Condo Fee:	-
LLD:	13-13-13-W4
Zoning:	Rural Ag
Utilities:	-

Inclusions: n/a

Wow! What a great acreage close to Hays! The yard features mature trees and lots of lush green lawn thanks to underground sprinklers. There is a heated detached garage and an insulated 33' x 40' shop. There is pasture to raise your own animals and space for a huge garden. The house has 4 bedrooms, 2 bathrooms and plenty of storage for all your canned goods. The central air unit is less than 2 years old. This is a homesteaders dream, call your favorite REALTOR[®] today to book a viewing.