



**GRASSROOTS**  
REALTY GROUP

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**13077 TWP RD 791**  
**Rural Saddle Hills County, Alberta**

**MLS # A2244250**



**\$459,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,790 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	6.03 Acres		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Lawn, Level, Paved, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Dugout
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	1-79-13-W6
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Piling(s), Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Water
<b>Features:</b>	Open Floorplan		

**Inclusions:** New siding, new windows, antique farm equipment

BEAUTIFUL BAYTREE ACREAGE! Located approximately 15 minutes on pavement from Dawson Creek, directly across from the Baytree Store this stunning 6.03 acre property has so much to offer! This well loved family home has 3 bedrooms (could easily split the largest room into 2 bedrooms) 1 full bathroom, an open floor plan kitchen/dining and living room and nice wide hallways! The spacious country kitchen features solid oak cabinetry, loads of counter space and huge windows to bring in natural light. The large laundry/utility room is well laid out with washer dryer, access to the furnace and 2 year old hot water tank. If you step out the front door you are welcomed onto a HUGE covered deck with wheelchair accessible ramp that overlooks the beautifully landscaped yard! Exterior features include a large paved driveway, metal roofing, 2 dugouts (one currently is the water source for the house) huge garden area, greenhouse, storage sheds, gorgeous antique lawn d&eacutecor/farm equipment and acres of manicured lawn! The detached garage measures 24 X 40 (19 X 23 in the main bay) plus two 10 foot storage sections, one with additional overhead door and is heated with a propane heater. Also included with the purchase will be cement board siding to be installed on the home, several new windows to be installed and some tin roofing. The municipal water line is already run to the home, it just needs to be hooked up (there is a grant for hookup/equipment needed through Saddle Hills County). Call for more information or to view!