



**GRASSROOTS**  
REALTY GROUP

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**733032 Range Road 123  
Hythe, Alberta**

**MLS # A2244797**



**\$460,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Piling(s)
<b>Features:</b>	Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	21-73-12-W6
<b>Zoning:</b>	CR-5
<b>Utilities:</b>	-

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Horse Shed, Chicken House

10+/- Acres, 15 minutes West of Hythe. Set up for horses or livestock, located on a quiet road just over a mile off pavement. Fenced and crossed fenced, miscellaneous sheds and shelters. There is a 12 year old 20 wide modular that was set up on the property new in 2015. There is a good water well, power, septic, and propane heat (rented) tank. This property is in a quiet farming area with good neighbor's. Possession can be fairly quick.