



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**230049 Township Road 314  
Rural Kneehill County, Alberta**

**MLS # A2245019**



**\$569,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,232 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Enclosed, Garage Door Opener, Garage Faces Side, Gravel Driveway, Heated		
<b>Lot Size:</b>	11.14 Acres		
<b>Lot Feat:</b>	Back Yard, Farm, Front Yard, Garden, Lawn, Many Trees, No Neighbours Bel		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Concrete, Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Sauna, Storage, Wood Windows		

**Inclusions:** N/A

Bring your ideas of design and passion for work to this partially neglected diamond in the rough, situated on 11.14 acres this acreage is calling for someone to breathe life back into it, although lacking love, lots of potential exists on this property the home features four bedrooms two bathrooms, both four piece, two piece, toilet and shower in the sauna room area as well as an electric heated sauna room, non-operational hot tub area, and recreational space to fill with all sorts of games of your choice. Some updated flooring on the main level. Lots of room to revive and design as you see fit throughout the home. Outside a plethora of buildings tie the yard together, starting with an insulated 42'x24' triple car garage with an 8.5 kW natural gas aspirated generator for farm power outage back-up. Quonset space measures. 80'x 40' offers in-floor heat, a small workspace and, a 14' tall by 20' wide powered overhead door. The last of the storage options is a 100'x 50' pole shed style machine storage shed with sliding door access at each end and a gravel floor line. Five older turkey barns are on the property that have not been accessed to determine their condition. The property also features. Six 1000 bushel hopper-bottom bins were utilized for feed distribution in each barn & one 1200 bushel hopper-bottom bin was also used for the same purpose on the newest of the five total once-utilized fowl barns. "SOLD AS IS WHERE IS"