



GRASSROOTS
REALTY GROUP

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38403 Range Road 12-3
Rural Paintearth No. 18, County of, Alberta

MLS # A2246758



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,577 sq.ft.	Age:	1960 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Attached Carport		
Lot Size:	22.86 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, See Remarks, Vinyl Plank	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher, Freezer, Bar Fridge, All green House equipment, Generator

Step into a world of endless possibilities in this exquisite 5-bedroom, 2-bathroom residence. Spread across two beautifully designed floors, this 1577 sq. ft. home is your gateway to an elevated lifestyle on 22.86 acres. If you're looking to become self-sufficient or start a business, this property is the beginning of that dream. Boasting 8 total greenhouse bays(3-110'X25', 4-110'X24', 1 144'X40) With 2 bays currently computerised with irrigation, sun shades and heaters. The extra equipment to get the remaining bays operational are included in the warehouse(poly, sunshades, heaters). The header house 24'X52' along with the warehouse 40'X90' attached to the greenhouse allow for ease and mobility of product. This property has various out buildings with a 90'X30' Machinery shelter, 20'X40' hay shelter, 40'X70' Quonset, 32'X24 insulated barn, to allow various farming endeavours. A 40X32' Shop with a walk in freezer allows bulbs to stay dormant out of season. This home is more than just a place to live - it's a canvas for your dreams, a haven for your family, and a testament to your success. Don't miss this opportunity to elevate your lifestyle in Paintearth County. Your future begins here.