



**NE-26-73-11-W6 .**  
**Hythe, Alberta**

**MLS # A2250597**



**\$249,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	13.00 Acres		
<b>Lot Feat:</b>	Few Trees		

**Heating:** Forced Air

**Water:** Well

**Floors:** Linoleum

**Sewer:** None

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stucco, Wood Siding

**Zoning:** CR-5

**Foundation:** Poured Concrete

**Utilities:** Natural Gas Connected

**Features:** See Remarks

**Inclusions:** N/A

13+/- Acre farmstead on pavement, 1 mile North of Hythe. 1040 sq ft, 3-bedroom home that needs a lot of work. Foundation and framing look good. Numerous outbuildings that you could recycle barnwood from. Good drainage, good location, water well, and gas, but it needs a new septic system. Property is offered as is.