



GRASSROOTS
REALTY GROUP

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

MLS # A2250597



\$249,900

| | | | |
|------------------|----------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,040 sq.ft. | Age: | 1964 (61 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Driveway, Parking Pad | | |
| Lot Size: | 13.00 Acres | | |
| Lot Feat: | Few Trees | | |

| | | | |
|--------------------|---------------------|-------------------|-----------------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Linoleum | Sewer: | None |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | 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.