



GRASSROOTS
REALTY GROUP

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

340032 Rge. Rd. 24-5
Rural Kneehill County, Alberta

MLS # A2255314



\$779,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,444 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Heated Garage, Oversized, RV Garage, Triple Garage Deta		
Lot Size:	12.63 Acres		
Lot Feat:	Many Trees, Pasture, Rectangular Lot, Views		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Tack shed. Pump house, Stock Waterer.

Care and Pride can be detected the moment you drive in the yard. So neat and well manicured, fully landscaped trimmed to enjoy. The home so well maintained and features that continually transform this to modern and handy conveniences. Exterior Maintenance up down and all around. From the large added Sunroom, all newer appliances, Total of 4 bedrooms plus hobbie room and 3 bathrooms, plus cold room, water filtration system and RO water in kitchen. Outside the oversized triple heated garage also with recent upgrades from new doors and newer furnace, exterior upgrades as well. 2 wells on the acreage , tidy pump house and a second shed over by the corrals for your tack. Not done yet bring your R.V. and park it out of the elements with the rest of your storage needs in the metal 48' x 72' Quonset. Neat clean corrals and fencing giving the acreage easy hosting for some livestock or your family pets and friends. Lots of trees for mature wind breaks and animal shelter. Call your favorite Realtor to view today.