



GRASSROOTS
REALTY GROUP

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

40, 34129 Hwy 2A Highway
Bowden, Alberta

MLS # A2256004



\$399,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,070 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	6.49 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Other
Foundation:	Block
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	AG
Utilities:	-

Inclusions: See Remarks

LOCATION, LOCATION, LOCATION. Nestled right between Hwy 2 and Hwy 2A, this 6.5 acre parcel will give you some of the best exposure you could ask for to advertise your possible business ventures. There are many permitted and discretionary uses from the Red Deer County. Check with the Realtor of your choice and that complete list can be shared with you. This property is being sold as is and there certainly will be some clean up to do which could very well be worth the effort for the location. There is a mobile home on the property that is lived in currently and with a little loving could be lived in while clean up is progressing. Give this property some serious consideration and see if it will work for you.