



GRASSROOTS
REALTY GROUP

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300 centre Avenue
Leavitt, Alberta

MLS # A2257050



\$400,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	130,680 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	3.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Level, Many Trees, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	country residential
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: none

If you are looking for a small acreage, then this 3 acre property might just be for you. A 16' wide mobile with the addition of a family room and a garage. Situated on the west side of Leavitt in a very quiet area, lots of trees and many of them fruit trees and shrubs, such as chokecherries, saskatoons, blackberries and apple trees. The home consists of 3 bedrooms, 2 baths, living room and large family room with a wood burning stove. Extra large double attached garage. Only 30 minutes to Waterton National Park. Call your Realtor and come take a look.