



GRASSROOTS
REALTY GROUP

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16466 442 Township
Rural Flagstaff County, Alberta

MLS # A2258034



\$185,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,472 sq.ft.	Age:	1945 (80 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	6.23 Acres		
Lot Feat:	Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Other	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	17-44-16-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

This beautiful acreage is fully developed, including all services, a 60' x 40' metal quonset; fenced and cross fenced; a gorgeous, well treed and private yard. With over 6 acres, the set up is perfect to have horses and/or other animals. This could be the perfect property to build your dream home or if you're handy restore the current home back to it's former glory. Beautiful area, no direct neighbors, not in a subdivision, only 10 minutes from Daysland with many stores & businesses, a hospital and a great k-12 school.