



**GRASSROOTS**  
REALTY GROUP

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

**233055 922 Township  
Notikewin, Alberta**

**MLS # A2258148**



**\$265,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	9.09 Acres		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	In Floor, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	Agricultural General
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Need more room? This 9.09-acre property, located just minutes north of Manning and about 1 mile off Highway #35, offers plenty of potential. Situated at Notikewin, the property features a beautifully landscaped yard with a gated entrance and a well-maintained gravel driveway. Included is a 30' x 50' wood-framed building, formerly used for a store; however, could be converted into a comfortable home. It's a versatile opportunity with room to tailor it to your needs. Fully serviced and connected to the municipal water system, this property is ready for its next owner. Call today to book your viewing!