



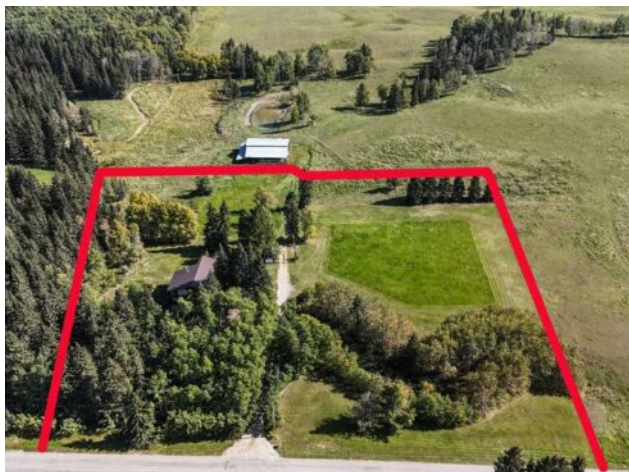
GRASSROOTS
REALTY GROUP

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29275 Range Road 52
Rural Mountain View County, Alberta

MLS # A2258831



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	2,413 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	3
Garage:	None		
Lot Size:	5.31 Acres		
Lot Feat:	Brush, Lawn, Many Trees		

Heating:	Hot Water	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	14-29-5-W5
Exterior:	Wood Frame	Zoning:	Ag
Foundation:	Combination	Utilities:	-
Features:	Dry Bar		

Inclusions: N/A

Here is your opportunity to purchase this beautiful 5.31 acre parcel on the southern edge of Water Valley Alberta. This property is located on paved road and is fully landscaped with a combination of trees, grass and small pond. The older home offers kitchen, 2 bathrooms, 3 bedrooms and living room. Great property to hold, camp on while making plans to renovate or build your new home. This property is located less than 1 hour from Calgary.