



GRASSROOTS
REALTY GROUP

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53068 RGE RD 181
Rural Warner No. 5, County of, Alberta

MLS # A2259193



\$750,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,260 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	30.14 Acres		
Lot Feat:	Front Yard, Lake, Landscaped, Many Trees, No Neighbours Behind, Pasture		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	23-5-18-W4
Exterior:	Concrete, Vinyl Siding	Zoning:	Extensive Ag
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, washer and dryer, w/coverings, garage door openers and 1 control, woodburning stove

Looking to get out of the big city, this property is a must to view. Located on the East end of Tyrell Lake featuring 30 acres(m/l) with a 1260sqft bungalow home, with 4 bedrooms, 2 - 3pc bathrooms, wood burning fireplace, main floor laundry, double detached 24x28 heated garage, mature trees, water co-op, private and secluded. Located 28 miles south of Lethbridge just off #4 Highway.