



GRASSROOTS
REALTY GROUP

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79424 Range Road 105
Rural Saddle Hills County, Alberta

MLS # A2259369



\$359,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,368 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	None		
Lot Size:	6.45 Acres		
Lot Feat:	Lawn, Level, Many Trees, Treed, Views		

Heating:	Forced Air, Propane, Wood, Wood Stove
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Piling(s)
Features:	Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s)

Water: Cistern

Sewer: Lagoon

Condo Fee: -

LLD: 30-79-10-W6

Zoning: A

Utilities: -

Inclusions: STORAGE SHEDS, AIR CONDITIONING UNIT

Peaceful country charm on 6.45 acres in Gordondale, Alberta! This 2-bedroom, 2-bathroom luxury modular home has been thoughtfully designed for comfort and style, with brand new shingles adding to its appeal. Inside, the open-concept kitchen, dining, and living area is filled with natural light under a vaulted ceiling. The kitchen offers an island, ample counter space, pantry, stainless appliances, and bright white cabinetry. The living room features warm hardwood flooring, creating a welcoming space to gather. A huge attached porch is a true bonus—complete with a wood stove, storage, and a cozy window seat, perfect for year-round enjoyment. The landscaped yard is dotted with mature trees and offers a lovely country view, making it an inviting outdoor retreat. Practical touches include a large storage shed with an overhead door and reinforced floor, along with central air conditioning to keep the home cool all summer. A well-maintained property in a private, serene setting—ready for you to make it your own. Call the agent of your choice for a private viewing!