



GRASSROOTS
REALTY GROUP

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122040 Township Road 734
Hythe, Alberta

MLS # A2259974



\$179,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	384 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	9.88 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Pasture, Views		

Heating:	Propane, Space Heater	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	27-73-12-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	No Smoking Home		

Inclusions:	8.5 KVA Diesel Generator
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If "OFF GRID" is the lifestyle you are searching for, Look no further, this acreage has all the boxes checked off. You get the state of the art self tracking solar system that follows the sun across it's East to West pattern, then at the end of the day it goes back to the East waiting for the next day and it stands straight up and down to keep any snow from accumulating over night. There is a 8 x 10 propane heated shed that houses the 8-12 volt batteries and solar system equipment, it also houses the 8.5 KVA diesel backup generator system to help keep your batteries charged when needed, the 60 amp 120/240 volt system has the power to run a welder, electric fence, and power for the home. The water system operates with 2- 270 gallon water cisterns and is kept warm by a propane heater under the home. You also get a 20 x 40 x 16 high tarp work shop or garage. Outside you get 9.88 acres that is fenced and cross fenced with 3 pasture areas, you also get a 10 foot deep, 16 x 30 dugout for watering the garden and livestock. The home comes with a permitted 2 stage septic system with a pump out. Call today for your private viewing before this one slips away on you.