



GRASSROOTS
REALTY GROUP

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Highway 766
Rural Mountain View County, Alberta

MLS # A2263594



\$899,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,473 sq.ft.	Age:	1989 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	79.79 Acres		
Lot Feat:	Brush, Lawn, Many Trees, Meadow, Pasture		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood
Roof:	Asphalt
Basement:	Finished, Full, Separate/Exterior Entry
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island

Water:	Well
Sewer:	Septic Field
Condo Fee:	-
LLD:	26-32-3-W5
Zoning:	AG
Utilities:	-

Inclusions: A list of appliance will be supplied by seller, any and all appliances will be "AS IS WHERE IS" on possession date

80 acres on pavement, full of trees and has pasture for the cows or horses. Very secluded yard with lots of lawn and your own private fish pond just outside your back door. The owner has told me that they have had fish in there in the past but currently not stocked. The house has several features including large kitchen/dining area, gas fireplace, a large primary ensuite, main floor laundry, walk-out basement, attached double garage. This property has had a lot of trees planted here in the past. The front portion of the property has been deer fenced to keep them out of the trees. The back portion has been leased to a neighbor for grazing their cows. This year it was left empty. If you are wanting the bigger acreage then don't wait to book your showing with your realtor.