



**GRASSROOTS**  
REALTY GROUP

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**49210 B Range Road 162**  
**Holden, Alberta**

**MLS # A2263989**



**\$519,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 1,980 sq.ft.                     | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached           |               |                   |
| <b>Lot Size:</b> | 10.97 Acres                      |               |                   |
| <b>Lot Feat:</b> | Private                          |               |                   |

|                    |                                                                                                  |                   |             |
|--------------------|--------------------------------------------------------------------------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air                                                                                       | <b>Water:</b>     | See Remarks |
| <b>Floors:</b>     | Laminate                                                                                         | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt                                                                                          | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Finished, Full                                                                                   | <b>LLD:</b>       | 15-49-16-W4 |
| <b>Exterior:</b>   | Vinyl Siding                                                                                     | <b>Zoning:</b>    | CR          |
| <b>Foundation:</b> | Poured Concrete                                                                                  | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Walk-In Closet(s) |                   |             |

**Inclusions:** Fridge(2), stove(2), dishwasher(2)

Beautiful acreage on the outskirts of Holden! As you enter the laneway of this beautiful acreage(10.97 acres)you're greeted with a charming bungalow, that has been very well maintained. A custom and open inviting floor plan that consists of 2 bedroom's on the main, laundry room, living room with cozy gas fire place, and generous sized kitchen with fantastic cabinetry and updated appliances. Just off the kitchen is a formal dining room with a fantastic sitting room where you'll love all the natural light that illuminates it. Down stair's is bright and open with a great space to entertain or hang out with the family. A bedroom, additional laundry room, and washroom cap off this excellent home. In the winter bring your machinery inside your 30 x 60 shop or turn this awesome space into the man cave you've always wanted. Less then 1km to Holden and on City Water!!!