



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4, 4354 Highway 27
Rural Mountain View County, Alberta

MLS # A2265490



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,133 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	1
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Oversized, Wo		
Lot Size:	0.85 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Mixed, Stone, Wood Frame, Wood Siding	Zoning:	RCR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Double Vanity, Kitchen Island, Sump Pump(s), Wood Windows		

Inclusions: None

Welcome to your 0.85-acre property, located just minutes East of Sundre in the great community of Westward Ho. This is your opportunity for acreage living in a small peaceful rural community. The location of this home offers easy access to essential amenities and the convenience of school bus pickup at your driveway. Just a short distance to the Little Red Deer River, the outdoor enthusiast in you can enjoy a nice hike to the waters edge. This 1,130 SQ-FT bungalow is a great place for you and the family to create your own little hobby farm and with the versatility of the shop you could have a little market, or home based business (with room for great signage). You are sure to love the exterior finishings on this home from the green tin roof to the river rock...it certainly fits its location and has great curb appeal. The 3 bedroom home boasts a ton of character with an open concept kitchen/living area. The sunroom/deck to the east will be perfect for your morning coffee with a large deck off the living room to the west. There is room to entertain the entire family with their RV's so your home will definitely be the family reunion location. All that is missing is YOUR vision so book your viewing today and let your dream become a reality!.