



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

62030 TWP 37-4
Rural Clearwater County, Alberta

MLS # A2269854



\$459,500

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,560 sq.ft.	Age:	1983 (42 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	149.07 Acres		
Lot Feat:	Other		

Heating: Forced Air, Natural Gas

Floors: See Remarks

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: See Remarks

Sewer: Septic System

Condo Fee: -

LLD: 27-37-6-W5

Zoning: A

Utilities: -

Inclusions: None

This is a Civil Enforcement sale under Part 7 of the Civil Enforcement Act in Alberta. The listed price reflects a 25% ownership in the property. The listing agent has not viewed the grounds nor the exterior/interior the buildings. The information quoted was obtain by local tax records which show the main home at 2560 Sq. Ft., a mobile home at 1169 Sq. Ft. plus a double detached garage. It is not know if the main home has a developed basement. The property is located near the end of a dead end road (Twp 37-4). No entry to the property is being allowed by the current owners.