



GRASSROOTS
REALTY GROUP

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74405 174 Range Road
Rural Big Lakes County, Alberta

MLS # A2275609



\$268,500

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,200 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Gravel Dr		
Lot Size:	5.66 Acres		
Lot Feat:	Front Yard		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Metal

Basement: None

Exterior: Vinyl Siding

Foundation: Block, Wood

Features: Open Floorplan

Water: Public

Sewer: Septic System

Condo Fee: -

LLD: 28-74-17-W5

Zoning: CR

Utilities: -

Inclusions: None

Acreage for Sale! So you want Affordable Country living but also want to be close to all amenities and minimal gravel well this property is for you! Featuring 1200sq/ft this Mobile Home (2000) with 2 bedrooms, 4pc bathroom, main floor laundry and a spacious entrance, has been extensively renovated. With new flooring, paint, trim, lighting and a full bathroom renovation incl subway tile tub surround and new fixtures makes this home move in ready! The double attached heated garage is there for all your storage needs as well as multiple outbuildings including a 16'x24' workshop and storage shed all in fantastic condition. Located on 5.66 acres serviced with municipal water, natural gas and power. Very nicely landscaped with plenty of spruce trees surrounding the home and a 16' x 21' deck to enjoy all of it. Fenced and cross-fenced with a winding driveway and lots of room to run. This great buy is located within a 5min drive from town.