



333033 Rge Rd 255
Rural Kneehill County, Alberta

MLS # A2278224



\$459,900

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|------------------|---|---------------|--------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 2,272 sq.ft. | Age: | 1925 (101 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Common, None | | |
| Lot Size: | 6.12 Acres | | |
| Lot Feat: | Brush, Front Yard, Garden, Many Trees, No Neighbours Behind, Pasture, Sec | | |

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|--------------------|---|-------------------|---------------------------|
| Heating: | Forced Air, Natural Gas, Wood, Wood Stove | Water: | Well |
| Floors: | Hardwood, Laminate, Linoleum | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space | LLD: | 20-33-25-W4 |
| Exterior: | Mixed | Zoning: | Agricultural District |
| Foundation: | Combination | Utilities: | - |
| Features: | Laminate Counters, No Smoking Home | | |

Inclusions: 3 sheds

If you are looking for room for a horse or two, to have a garden, privacy, room to spread out, then this is one to look at. House was completely gutted and replumbed, wired, insulated, widows upgraded in 1999. In 2007 an addition was added giving the current 2271 sq ft. The main floor has kitchen, dining area, laundry room, one bedroom, a 2 piece bathroom and a 4 piece bathroom. Add to that a multi purpose area and then the very large family room, (with chimney in place for wood stove). Upstairs are five bedrooms and a 3 piece bathroom. Outside we have lots of options and room. A greenhouse is in place as well as 3 other sheds. The barn is in decent shape. Some fencing in place but more would be needed to secure property for animals.