



**223025 Township Road 284
Rural Kneehill County, Alberta**

MLS # A2290809



\$559,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,040 sq.ft.	Age:	1940 (86 yrs old)
Beds:	3	Baths:	1
Garage:	Quad or More Detached		
Lot Size:	19.06 Acres		
Lot Feat:	Dog Run Fenced In, Garden, Lawn, Level, Many Trees, No Back Lane, No Ne		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	21-28-22-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s)		

Inclusions: All Tools & equipment in the Quonset space, baler, hay rake, haybine/condinter, sycle mower bar.

Looking for that larger acreage?? check out this one with 19 acres, older home, and a decent barn. Barn roof has been tinned. The home is nestled in and sheltered from weather by lilacs, imagine the aroma when they are in bloom. Home has a good sized eat in kitchen and large living room, two bedrooms on main floor and a craft room that could be third bedroom in basement. Some corrals and fencing in place, bring your horses and move in. Currently water comes from well, Municipal water is available at the road. Included are several pieces of equipment including 3 older tractors, a haybine, , baler, bale elevator and rake. all equipment has been used in last few years but is offered as is. Both sea cans 8x40 and 8x20 are included as well as the red fifth wheel trailer. Updates include new shingles 2022 on house quonset and workshop, Soffits, fascia, and eaves troughing 2022, House doors and windows and siding 2022, HWT 2025 Furnace 2023.