



**112079 Township Road 100  
Bow Island, Alberta**

**MLS # A2291110**



**\$525,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,942 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	5.95 Acres		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stucco	<b>Zoning:</b>	A
<b>Foundation:</b>	Combination, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases		

**Inclusions:** 3-4 Small A/C window units, Bench Vise, Bench Grinder, 12x40 Camphouse with appliances & 8000 btu window a/c unit

Are you looking move to the Countryside or have a desire for more space, privacy and a property full of potential ? This 5.95 acre acreage located southwest of Bow Island and southeast of Burdett offers the perfect rural setting with plenty of room to make it your own. The 1 1/2 storey character home offers 1942 sq. feet of living space, featuring the charm and personality of an older home. The main floor (1104 sq. ft.) includes a spacious living room, large kitchen, dining room, office, pantry/storage room and a full 4 piece bathroom - plenty of room for family living or entertaining. Upstairs you'll find five bedrooms, making this home ideal for large families or those needing extra space for guests, hobbies or home offices. This beautifully treed acreage includes several useful outbuildings, including a 40x60 shop, a 30 x 50 barn and a separate Camp House that could serve as a second dwelling, guest space or rental opportunity. With nearly 6 acres of land, there is plenty of room for animals, gardens, equipment or simply enjoying the wide-open prairie views. Whether you're looking to restore a character home, create a hobby farm or enjoy country living with multiple buildings already in place, this property offers endless possibilities. SMRID Domestic water agreement in place.