



**122040 Township Road 734
Hythe, Alberta**

MLS # A2291384



\$149,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	384 sq.ft.	Age:	2022 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	9.88 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Pasture, Views		

Heating:	Propane, Space Heater	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	27-73-12-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	No Smoking Home		

Inclusions: 8.5 KVA Diesel Generator

Looking for peace and quiet on this newly developed homestead property? This beautiful 9.88-acre property checks all the boxes for comfortable off-grid living. You get the state-of-the-art self-tracking solar system that follows the sun from East to West throughout the day. At night, the system automatically resets to the East and stands vertically to prevent snow accumulation. There is an 8 x 10 propane-heated shed that houses the 8-12 volt batteries and solar system equipment. It also houses the Kubota 8.5 KVA diesel backup generator system (water-cooled, low 1800 RPM). The fully automatic generator starts with a gateway, full viewing and monitoring on your PC/Laptop, and it helps keep your batteries charged when needed. The 60-amp 120/240-volt system has the power to run a welder, an electric fence, and power for the home. The water system operates with 2 270-gallon water cisterns and is kept warm by a propane heater under the home. You also get a 20 x 40 x 16 high tarp workshop or garage. The yard is fenced and cross-fenced with 3 pasture areas, and you also get a 10-foot deep, 16 x 30 dugout for watering the garden and livestock. The yard was just newly gravelled. The home comes with a permitted 2-stage septic system with a pump-out. This would be the perfect time to check out the Off-Grid system and feel the warmth of the home now with the cooler temperatures that are upon us. This is setup perfectly for a home based business, use the existing building for your business as an office, etc, move in a mobile home to live in, an ideal setup. Book your private viewing today before the opportunity is gone.