



30339 Range Road 51
Rural Mountain View County, Alberta

MLS # A2300974



\$1,200,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	932 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	146.07 Acres		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Pasture, Private		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Open Discharge, Septic System
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	24-30-5-W5
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Natural Woodwork, Open Floorplan		

Inclusions: Storage trailers, sheds

Escape to the country with 146 acres of your own to call home! Bring your dreams and your animals and unlock the rural lifestyle you've imagined. This property features a lovely little home with two bedrooms, one bath, a spacious living room plus a massive deck with screened in solarium to enjoy your morning coffee. This land welcomes you with a winding driveway lined by trees and hedges. Caragana, spruce and lilacs make up the hedge rows, crabapple, mountain ash and choke cherry trees are found in the yard-site. With pasture and crop mix, this is the ideal setting for cattle or horses. The property features a great well and a new septic system. Live in this current home while you build your dream home or enjoy this private property as a retreat. Don't miss this rare opportunity to own a piece of paradise! Schedule a showing today!