



**160078 Township Road 304  
Craigmyle, Alberta**

**MLS # A2301066**



**\$500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	10.06 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	25-30-16-W4
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	A
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** 1960s tractor with bucket, forks, and blade (as is), a 2010 Craftsman riding mower with 46" deck, Briggs & Stratton rototiller

Discover the perfect balance of space, function, and country charm on this 10.06-acre fully fenced property, ideal for families, hobby farmers, or those seeking a versatile lifestyle. Located 15 minutes from Hanna, This home features 5 bedrooms and 2 full bathrooms, including an updated kitchen and a modernized lower bathroom, ensuring comfort and style throughout. An attached double garage, sunroom, and a versatile 514 sqft studio area expand your living options, while a small greenhouse and a 20' x 40' garden with mature asparagus patch, raised herb bed, and composter make farm-to-table living a reality. A cold storage room adds practical convenience. For those who need workspace, this property shines with a 50' x 20' shop complete with service pit and air hose line, plus an 8' x 20' powered workshop with tools included. Additional outbuildings include an animal barn with loft and two lean-tos. Equipment such as a 1960s tractor with bucket, forks, and blade (as is), a 2010 Craftsman riding mower with 46" deck, and an older Briggs & Stratton rototiller are included, offering value and opportunity. All buildings were constructed in 1970's and have metal roofing. The shop is partially enclosed with a wood burning heater. The house has 6" walls and R40 insulation in the ceiling. Hot Water Tank, furnace and Windows all updated in 2010, water pump in 2012, kitchen renovations completed in 2025. Enjoy the outdoor lifestyle surrounded by a snow break lilac hedge that wraps the home and acreage. The length of the property along the main road is paved to keep dust minimal, while well water and septic services add to the self-sufficient. Don't miss this opportunity and call for your viewing today!