



658119 56 Street E
Rural Foothills County, Alberta

MLS # A2301274



\$1,595,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,391 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Outside, Parking Pad		
Lot Size:	160.00 Acres		
Lot Feat:	Backs on to Park/Green Space, Farm, Few Trees, Front Yard, Gentle Sloping		

Heating:	Forced Air, Natural Gas	Water:	None, See Remarks
Floors:	Carpet, Linoleum	Sewer:	Septic Field
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	21-17-29-W4
Exterior:	Concrete, See Remarks, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers		

Inclusions: n/a

Have you been looking for privacy and seclusion? A large property that you can share with a family member ? Some great revenue ? Well this one is coming to the market with all the things ! 160 acres with 2 dwellings located west of Cayley. Older 1391 sq ft home needing some love and a 1440 sq foot 2003 Mobile home. Cross fenced, 90 acres in farm land to rent out or farm yourself. This land is really the neatest land I have seen in the area. Historic " Hoodoos" in different areas of the land. They are the most interesting formations. History states that these are 70 - 75 million years old and created originally by wind, rain and frost. Really cool !! The kids (and adults) will play for hours on them.. The land lay out is very special and has so many places to explore and enjoy. Lots of mature trees, privacy and is at the end of the road creating a beautiful private lifestyle. A good set of corrals at the back of the one Quonset. That particular Quonset needs a completion on the roof and possibly some other structural work. . The other Quonset is a full working shop and will need shingles or some metal on the roof. Cement floor, 220 power, has an older furnace but not insulated. The mobile is sweet and clean with plenty of square footage placed nicely amongst the trees. A really cute bright home ! The old house we are thinking is in the late 1960's is needing some love, but its a great home. A ton of potential to roll in and get things organized for your family or families !! Prepare to be " Wooed" for when you drive down the road and see this little Gem in the coulee you will fall in love. A long time family farm with stories of many memories on this beautiful land . Easy quick drive to Hwy # 2 for your commute if you really have to leave this gorgeous property !! Memories made here !!! Disclosure : The existing well will expire when the property is sold and a new well will be drilled on the property

to buyers preference . Seller and buyer will agree on placement and how to move forward . There is some mold in the basement bedroom in the older house and it was caused by an appliance leak a while back . Door is closed with signage to identify. The roof on the older home needs to be replaced soon but over all its a great solid built home . Each property has as septic tank and field. Revenue is available from the 90 acres of farm land and the gas well provides a pay cheque each August. Potential of around \$7000-\$8000 a year. This property is ready for its next adventure !!