



**#403, 69402 Range Road 82**  
**Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2303622**

**\$475,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	988 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	10.21 Acres		
<b>Lot Feat:</b>	Private, Secluded, Treed		

**Heating:** In Floor, Propane

**Water:** Cistern

**Floors:** Laminate, Vinyl Plank

**Sewer:** Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Crawl Space

**LLD:** 22-69-8-W6

**Exterior:** Vinyl Siding

**Zoning:** CR 1

**Foundation:** See Remarks

**Utilities:** -

**Features:** Open Floorplan

**Inclusions:** 2 Propane Tanks that are Leased

10.21 Acres, backing onto Crown Land & in a peaceful, private setting. Just a half hour from the city. Pavement all the way to the subdivision. This nicely treed acreage is set up with a 988 square foot home and a 30' x 40' shop. The house has 2 bedrooms (the primary bedroom has a walk-through closet and an ensuite), a large, bright kitchen with lots of cabinets and counter space, a spacious living room, and a laundry room / porch. The shop is really nice and is insulated, partially boarded, has in-floor heat, 200 Amp service, a concrete slab floor, 12' overhead door, a ceiling height of 16', and 2 mezzanines. Services include power, septic system, a cistern and propane and in-floor heat. The Seller has Star Link at the shop. There is fresh gravel from the shop to the house. There is an old mobile home on the site, of no value, however there could be potential to put another one on the site as it did have power, access to the cistern and a sewer system at one time. There is space and opportunity for a new owner to further develop this property to accommodate animals, build a garden spot or perhaps build your dream home and use the existing home as a guest cottage or mother inlaw suite.