



**GRASSROOTS**

REALTY GROUP

1-833-GPROOTS (477-6687)  
aloha@grassrootsrealty.ca

**25028 Township Road 770  
Wanham, Alberta**

**MLS # GP210370**



**\$290,000**

<b>Division:</b>	Wanham		
<b>Type:</b>	Acreage with Residence		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,350 sq.ft.	<b>Age:</b>	1978 (42 yrs old)
<b>Beds:</b>	3 up / 2 down	<b>Baths:</b>	1 full / 2 half
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Detached		
<b>Driveway:</b>	-		

<b>Heating:</b>	Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 3,081
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	Landscaped	<b>Maintenance Fee:</b>	-
<b>Features:</b>	-		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all outbuildings Title insurance in lieu of RPR

Beautiful acreage south of Wanham. This yard has beautiful trees, fully landscaped, whole property is fenced & cross fenced, and boasts an outdoor riding arena! This property is set up for horses, featuring the arena & huge barn with power, water, cement floor and 4 stalls. A chicken coop forms part of the barn as well! There is also an older barn for potential storage, a quonset with gravel floor, and a detached garage with cement floor & power. The home is a modular on full cement basement. It has a huge mudroom with laundry! Main level has Kitchen, dining, living room, 3 bedrooms, the master has 2 piece ensuite with potential for a shower. The main bathroom has been completely updated. Downstairs has 2 bedrooms & half bathroom! Newer plumbing, hot water tank, & water pump. Roof was newly replaced in October 2017.