



**953 Bear Paw Crescent  
Zama City, Alberta**

**MLS # A1252159**

**\$200,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Acreage with Residence, Modular Home	
<b>Size:</b>	1,518 sq.ft.	<b>Age:</b> 1984 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Gravel Driveway, Off Street	
<b>Lot Size:</b>	1.85 Acres	
<b>Lot Feat:</b>	Treed	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	HG1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

GET AWAY FROM IT ALL !! Looking for a simple life of quietness, peace and away from the "world" ? This property is perfectly secluded and features an enormous 60 x 80 sq foot 4 bay shop that was built in 2008, complete with in-floor heat , wash bay, air-makeup, office , staff room and so much more, the perfect place to start your business ventures or for anything from a place to put your boat, quad, or snowmobiles . There is a upgraded 3 bed, 2 bath home with addition a garage/workshop all located on 1.85 Acres !! you will not want to miss this deal ! . The home has many updates, with vaulted ceilings, the living room and kitchen offer ample room, complete with a breakfast bar, it feels both spacious and cozy. The kitchen boasts plenty of cupboard & counter space . The expansive bedrooms are suitable for staff housing, roommates or kids . There is also a larger deck, perfect for those looking to spend a lazy day outside relaxing or spending time with family and friends enjoy a community BBQ. If you have been searching for a place to call home , where everyone knows your name and is always glad to see you , then this is the place for you !!!