



GRASSROOTS
REALTY GROUP

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

MLS # A1252159



\$200,000

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

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

Inclusions: 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 an upgraded 3 bed, 2 bath home with an additional 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 !!!