



GRASSROOTS
REALTY GROUP

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42004 Range road 18-3
Warner, Alberta

MLS # A2038270



\$750,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	2,070 sq.ft.	Age:	1950 (75 yrs old)
Beds:	-	Baths:	-
Garage:	Converted Garage, Heated Garage		
Lot Size:	79.64 Acres		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Co-operative
Floors:	Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Near Town:	Warner
Basement:	Finished, Full	LLD:	16-4-18-W4
Exterior:	-	Zoning:	ag
Foundation:	Poured Concrete	Utilities:	See Remarks
Features:	Kitchen Island		
Major Use:	See Remarks		

80 acres. Property set up for livestock with cross fencing , corral, pens & waterers. 2000 sq ft bungalow home within mature shelter belt offering a very private setting within view of Milk River Ridge. Outbuildings include 50' x80' Quonset, 40' x 80' heated shop with 220, full concrete floor , 16' x 24' shop, (4) 3900 bushel Butler grain bins, (1) 2700 bushel Butler grain bin. 4000 gallon cistern - Milk River water Co-op. Newer water heater and furnace.