



GRASSROOTS
REALTY GROUP

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825050 Highway 732
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2072905



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,314 sq.ft.	Age:	1974 (50 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Attached Carport		
Lot Size:	20.40 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	33-82-3-W6
Exterior:	Composite Siding, Wood Frame	Zoning:	Ag-1
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions:	None
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MOTIVATED SELLER! SIGNIFICANT PRICE DROP! What an opportunity to live in the countryside! 20 acres with a 1974 home of 1314 Sq. Ft. with a full basement. Beautiful landscaping. Many auxiliary buildings including a 40 ft. by 70 ft. Quonset, 32 ft. by 52 ft. shop. 2 story barn, 28 ft. by 40 ft. with a hay loft, Tractor shop 16 ft. by 24 ft. with a 8 ft. by 24 ft. attached lean-too, Machine shed 24 ft. by 50 ft., Machine shed 32 ft. by 80 ft. , Machine shed used as cattle shelter, 25 ft. by 110 ft. and numerous other buildings. This property could be used for many business such as a heavy equipment base including trucking. Would be great for having animals or even feeding animals in the winter. No end of the many uses or different ideas.