



**235043 TWP RD 792 Township
Rural Birch Hills County, Alberta**

MLS # A2118939



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,306 sq.ft.	Age:	1995 (29 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Gravel Driveway, None		
Lot Size:	23.62 Acres		
Lot Feat:	Back Yard, Landscaped, Pasture, Treed		

Heating: Forced Air, Pellet Stove

Water: Dugout

Floors: Carpet, Linoleum

Sewer: Septic Field

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Partially Finished

LLD: 7-79-23-W5

Exterior: Stucco

Zoning: AG

Foundation: Wood

Utilities: -

Features: Bathroom Rough-in

Inclusions: N/A

This private acreage could be yours! Offering a 23.62 acre parcel nestled in the trees. Driving in on the treed lined driveway to a very well manicured yard. Appealing house that consists of 4 bedrooms and 1.5 baths includes stainless appliances, main floor laundry and large windows throughout allowing lots of natural light. Main level is wheelchair accessible as hallway and door frames are wide enough and a lift from the front door could be installed. Basement is partially finished - all that is left to do is finishing the flooring, ceiling and adding a shower which plumbing is roughed in already. Utility room has newer hot water tank, original furnace but maintenance is conducted yearly on it and an in line filter for dugout water. Basement also includes a large pellet stove, cold storage room, large open space with window that could potentially be a 4th bedroom. There is also a bar area with high top island and shelving. Large deep freezer and full size bar fridge remain with the home. Electrical box already plumbed in under the deck for a hot tub. Large south facing duradex deck with a view of the admirable yard. House has great drainage as it's situated on high ground so never any water issues. Shingles were replaced approx. 5 years ago. Yard has a few older outbuildings, a pump house for the dugout and fuel tanks which stay with the property. Lots of room for future garage or shop expansion. Property has some fencing for animals but needs a little work to make it more secure. The land has approx. 6 farmable acres that has been farmed by the neighbour for years and would like to continue. There is an abundance of wildlife in the area. Only a few mins from the hamlet of Tangent, 20 mins to the Shaftesbury Ferry and 1.5hrs from Grande Prairie. Excellent acreage for a hobby farmer!