



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

68580 85 Range
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2124761



\$319,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	926 sq.ft.	Age:	1966 (58 yrs old)
Beds:	3	Baths:	1
Garage:	None		
Lot Size:	4.50 Acres		
Lot Feat:	Brush, Few Trees, Front Yard, Lawn, Greenbelt, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	31-68-8-W6
Exterior:	Wood Siding	Zoning:	Country Residential One
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: n/a

Inexpensive living on four and a half acres with adjacent wooded crown land offering endless firewood, adventures for the kids and nature for the family is bonus one. Essentially free well water and low taxes make this a draw away from city living. Lot is 150 feet wide by 1,300 feet deep! Second bonus is the 45'X100' heated concrete floor shop! Four thousand plus square feet of inside parking and storage! Third bonus is newly professionally renovated main bath! Mostly new windows throughout this bungalow. Kitchen newer stainless steel appliances, sink, countertop. Hardwood flooring and other updates started or completed. Three beds up. Entry mud room porch is handy for access, storage. Wood stove in basement provides plenty of winter warmth. Basement framed for couple extra bedrooms, family room. Laundry downstairs. Fourth bonus is pavement right from Grovedale to your driveway: google maps <https://goo.gl/maps/3X67B1duB8z3imoKA> 30 clicks from Grovedale. Virtual tour of home is BEFORE bathroom renovation and includes the shop. Click 'MORE PHOTOS' for outdoor video. Click 'AUDIO TOUR' for video about shop and property.