



GRASSROOTS
REALTY GROUP

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1262 Township 391
Rural Red Deer County, Alberta

MLS # A2135963



\$1,244,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,299 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	15.96 Acres		
Lot Feat:	Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	10-39-1-W5
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Washer, Dryer, Fridge X2, Central vac, Water softener, Range hood, Stove, Dishwasher

THIS LONG ADMIRER HOMESITE NOW RESIDES ON 15.96 PREMIUM LAKE AND TOWN VIEW ACRES. Here's your opportunity to own this ideally located acreage with stunning lake, mountain, and town views. The yard sits high above paved Hwy 20 frontage and Central Alberta's most popular tourist-recreation lake destination – SYLVAN LAKE. Classic 1964 farmhouse - 1,185 SF 3 bed/2 bath bungalow with partial basement development and single garage attached by breezeway accessible from the front and back yard. The home has a solid layout that could easily be renovated, updated, or moved off to make way for your DREAM HOME on this site. Tiered front deck for entertaining and taking in the incredible views. The landscaped yard has a large shelter belt with mature trees and fruit trees, large lawns and recently constructed driveway and automatic entry gate. Chain-link fenced back yard area for children or pets to safely run and play. Outbuildings include a classic hip roof barn on concrete with power, 40'x56' heated arch rib Quonset on concrete with newer rollup door and welding plug, garden shed and 32'x60' open-faced shed with enclosed end section. 2 privately owned water wells for the house and the yard. Septic has been upgraded with a brand new large capacity tank (holding tank – no field currently). Great location - close to golf courses, public boat launch across the road, town, schools and all that Sylvan Lake has to offer. **BONUS** - annual income includes surface lease revenue from a Town of Sylvan Lake water well (\$9033.53 +/- annual with 2% annual increase plus \$2000 access road maintenance). **DO NOT MISS THIS OPPORTUNITY!!**