



GRASSROOTS
REALTY GROUP

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

Part of NE 03-50-03W4
Rural Vermilion River, County of, Alberta

MLS # A2160328



\$245,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Mobile Home-Double Wide | | |
| Size: | 1,908 sq.ft. | Age: | 1993 (32 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | RV Access/Parking, Single Garage Detached | | |
| Lot Size: | 3.06 Acres | | |
| Lot Feat: | Few Trees, Lawn, Private, Subdivided, Views | | |

| | | | |
|--------------------|-----------------------------------|-------------------|----------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Linoleum | Sewer: | Septic System, Septic Tank |
| Roof: | Metal | Condo Fee: | - |
| Basement: | None | LLD: | 3-50-3-W4 |
| Exterior: | Wood Frame | Zoning: | Res |
| Foundation: | Other | Utilities: | - |
| Features: | Open Floorplan, Walk-In Closet(s) | | |

Inclusions: N/A

This 3.0 acre parcel is located approximately 5 km South of Kitscoty and only 20 minutes from Lloydminster. You will love the southerly views, and the 1900 sq.ft. of main floor living space of this acreage, and the garage. The home is a 1993 mobile and includes a large kitchen and dining area, a bright sunroom, spacious living room, three bedrooms including the primary with 5 piece ensuite, another 4 piece bath, a functional laundry area as well as a good-sized entry/boot room. There is lots of room for parking and to build a larger garage or shop. Enjoy watching the birds, deer & other wildlife that acreage life offers. From the west side of Kitscoty go south on RR 32 for 5.3 kms. Acreage is on the west side. Legal land description Lot 2, Block 1, Plan 2320536, as part of NE 03-50-03 W4.Call to view!