



**GRASSROOTS**  
REALTY GROUP

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**924044 Hwy 35**  
**Notikewin, Alberta**

**MLS # A2171026**



**\$769,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,548 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-

**Features:** Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s)

**Inclusions:** n/

Welcome to a perfect blend of country living, style and comfort. This 5-bedroom, 3-bathroom home has been extensively renovated and sits on a private 10.01-acre lot, making it ideal for the families who love the outdoors. The home offers a timeless yet modern design with charming details throughout. The main living area features a spacious open concept layout, combining the living, dining, and kitchen area spaces perfect for entertaining. Natural light floods the newly updated and modern white chef's kitchen which boasts maple accents, sleek quartz countertops, a tiled backsplash, and a large feature island adorned with elegant hanging pendants and pot lighting. The kitchen also includes new stainless-steel appliances, gas range stove, ample cupboard space with pull-out drawers and a coffee bar with open shelving and additional slide-out storage. The living room, with its vaulted ceiling and floor-to-ceiling large windows, showcases breathtaking country views. The luxurious master bedroom is complete with a full-size ensuite, and walk-in closet and large sized windows that let in plenty of natural light! Two other bedrooms on the main level are generously sized and filled with natural light. A custom-built wrought iron railing with wood trim leads to the lower-level family room, with underfloor heat, offering ample space for family gatherings or cozy movie nights. This level also features two more spacious bedrooms, a 4-piece bathroom and large storage room with adjustable metal shelving. Other recent updates include a new furnace, central a/c system, google nest furnace control, hot water on demand tank, new lighting fixtures including chandeliers and pot lighting throughout, new vinyl plank flooring on main level, baseboards and trim, freshly painted both up and downstairs. As you walk out on the back deck to enjoy your coffee, you will be amazed with the

serene beauty of nature around you. Outbuildings include a 22 x 24 detached heated garage, 30 x 32 pole shed as well as a 40 x 60 shop with underfloor heat and radiant heat, all on natural gas. It has 2 overhead doors 20 x 14 and 12 x 14, perfect for work trucks, storage or as rental income. Beautifully landscaped, and a well graveled yard, this property is located right on Highway 35 just 5.5 miles north of Manning! It is serviced with municipal water and has a dugout for the outside watering. It is a must see! Additional notes: Listing agent is related to the seller.