



GRASSROOTS
REALTY GROUP

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233055 922 Twp Road
Notikewin, Alberta

MLS # A2185791



\$345,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: 9.09 Acres

Lot Feat: -

Heating: In Floor

Floors: -

Roof: -

Basement: -

Exterior: -

Foundation: -

Features: -

Water: -

Sewer: Holding Tank

Near Town: Manning

LLD: 9-92-23-W5

Zoning: Agricultural General

Utilities: -

Major Use: Mixed

Need more room? This 9.09-acre property, located just minutes north of Manning and about 1 mile off Highway #35, offers plenty of potential. Situated at Notikewin, the property features a beautifully landscaped yard with a gated entrance and a well-maintained gravel driveway. Included is a 30' x 50' wood-framed building, formerly used for a greenhouse store, that could be converted into a home. Additionally, the property boasts four moveable greenhouses and a spacious 24' x 24' cold storage building. If your goal is to use the property as a residential acreage, the greenhouses don't need to stay - there are interested buyers for them separately. It's a versatile opportunity with room to tailor it to your needs. Fully serviced and connected to the municipal water system, this property is ready for its next owner. Call today to book your viewing!