



**233055 922 Twp Road  
Notikewin, Alberta**

**MLS # A2185791**



**\$345,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	9.09 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	-	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	-	<b>Near Town:</b>	Manning
<b>Basement:</b>	-	<b>LLD:</b>	9-92-23-W5
<b>Exterior:</b>	-	<b>Zoning:</b>	Agricultural General
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**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 business, that could be converted into a home. Additionally, the property boasts four moveable greenhouses and a spacious 24' x 24' cold storage building. Fully serviced and connected to the municipal water system, this property is ready for its next owner. Call today to book your viewing!