



**233055 922 Township Road
Notikewin, Alberta**

MLS # A2186968



\$345,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,500 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	9.09 Acres		
Lot Feat:	Landscaped		

Heating: In Floor, Hot Water

Floors: Concrete

Roof: Metal

Basement: None

Exterior: Metal Siding , Wood Frame

Foundation: Slab

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Agricultural General

Utilities: -

Inclusions: 4 greenhouses, detached cold storage shed

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 possibly 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!