



GRASSROOTS
REALTY GROUP

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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 store; however, that could possibly 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!