



**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	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	Agricultural General
Foundation:	Slab	Utilities:	-
Features:	See Remarks		

**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!