



**GRASSROOTS**  
REALTY GROUP

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**64046 RR 21-0**  
**Rural Warner No. 5, County of, Alberta**

**MLS # A2187424**



**\$550,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,712 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	9.65 Acres		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings

Municipal water, 5 minutes from the town of Raymond, 15 minutes from the city of Lethbridge, plenty of space for a massive garden, animals (including horses), room for additional outbuildings, a root cellar, a walk-out basement, and opportunity to update the home and make it your own are just some of the things this acreage offers you! With SEVEN bedrooms, two full bathrooms (both with double vanities), lots of storage throughout, and plenty of living space upstairs and downstairs, this spacious home is perfect for a growing family. Currently there are several outbuildings that just need some renovations to be very useable spaces again. Some of these include a chicken coop and large storage shed for tools, lawn equipment, items needed to care for your animals. The home has two wood burning fireplaces and a large sunroom area for you to enjoy the gorgeous sunrises and sunsets on the southern Alberta prairie! If you're looking to get out of the city, enjoy nature, and turn a home with great bones into your perfect oasis this is the place for you! Call your REALTOR® and book your showing today! This property will be subdivided depending on the buyer's preference into anywhere from 6 to 15 acres. Ask your REALTOR® for more details! Current price point is for the home to come with 9.65 acres.