



GRASSROOTS
REALTY GROUP

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16064 444 Township
Rural Flagstaff County, Alberta

MLS # A2209055



\$298,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,265 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Driveway, Parking Pad		
Lot Size:	4.99 Acres		
Lot Feat:	Lawn, Treed		

Heating:	Fireplace(s), Forced Air, Propane	Water:	Well
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	25-44-16-W4
Exterior:	Stucco	Zoning:	Convert
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Pantry		

Inclusions: Boat, wood shed

Here is a Charming country retreat. Be ready to roll up your sleeves and put in a little work. The reward will be worth the effort. The main floor has new flooring and paint in the bedrooms and bathroom. The kitchen cupboards have been updated and with a breakfast bar. The main bathroom has a new tub and surround. There is potential to make this house a home. It is sitting on 4.99 acres with some new and mature trees. A productive garden plot and a 50'x70' shop with a concrete floor. It is tucked away in a peaceful private location, but close to the towns of Daysland and Heisler. It is a place to simply enjoy the peace and quiet of country living.