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# 10, 33139 Range Road 55
# Rural Mountain View County, Alberta

## MLS # A2313371



# $849,000

| | | | |
|---|---|---|---|
| **Division:** | NONE | | |
| **Type:** | Residential/House | | |
| **Style:** | Acreage with Residence, Mobile Home-Single Wide | | |
| **Size:** | 1,372 sq.ft. | **Age:** | 1992 (34 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 full / 1 half |
| **Garage:** | Oversized, Quad or More Detached | | |
| **Lot Size:** | 19.03 Acres | | |
| **Lot Feat:** | Cleared, Garden, Meadow, Rolling Slope | | |

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|---|---|---|---|
| **Heating:** | Forced Air | **Water:** | Well |
| **Floors:** | Laminate, Linoleum, Vinyl, Vinyl Plank | **Sewer:** | Septic Field, Septic Tank |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | 8-33-5-W5 |
| **Exterior:** | Wood Frame | **Zoning:** | Ag 2 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Breakfast Bar, High Ceilings, Kitchen Island, Vaulted Ceiling(s) | | |

**Inclusions:** Greenhouse, 7 livestock sheds, chicken house with covered run, 2 sheds, 2 dog houses, garden tiller, lawn mower, garden benches, clothesline. 2 electric fencers. front and back deck furniture, bbq, firewood rack and firewood.

If you enjoy peace and quiet, endless skies and stunning mountain views, then this may be your new home! All of the afore-mentioned characteristics are what make up this gorgeous 19 acre hobby farm situated just 5 minutes from downtown Sundre. Throw in a comfy 1372 square foot, 3 bedroom, 2 1/2 bath home and 30 X 40 ft shop and you've got the complete package! With plenty of room for your four legged friends and room for your pups to roam, not to mention amazing fresh air for all the kids to enjoy. Privacy is abundant as you are at the end of a dead end road so come on home and enjoy the peace and tranquility that this 19 acre paradise has to offer! Additional info for this amazing property: -Basement has in floor heating. -The shop is heated, insulated, and is wired for a welder. -There is a walking trail with garden benches. -There is an automatic waterer that is accessed by the pastures and the corrals. -Fruit trees include apple, crabapple, cherry, choke cherry, and plum. -There is a cement walkway leading to a patio with fire-pit. - a small water feature by the patio. - 9 horse shelters and many other items, including furniture and shop stuff, are all up for negotiation. This is truly a property where everything has been thought of so all you need to do is bring your critters, family and dreams and move in!!

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