

**842048 RGE RD 51**  
**Rural Clear Hills County, Alberta**

**MLS # A2225599**

**\$350,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b> 1972 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 1
<b>Garage:</b>	Carport	
<b>Lot Size:</b>	12.50 Acres	
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Dugout
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	14-84-5-W6
<b>Exterior:</b>	Concrete, Mixed, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** 2 fridges, 2 washers, 2 deepfree and pellet stove.

Have you dreamed about having your very own plot of land in the country? Here is your opportunity to make your dream a reality! Lovely family home, fully plumbed with filter system from the large dugout. Large open shop for dry storage and vehicle protection from sun and snow. You will appreciate the machine shop for even more storage and protection for your equipment and toys. Satisfy your green thumb with the large, developed garden for fresh healthy nourishment. Don't miss the opportunity, inquire today to make your dream a tangible reality.