

**415008 Range Road 82  
Rural Provost No. 52, M.D. of, Alberta**

**MLS # A2234769**



**\$599,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,287 sq.ft.	<b>Age:</b> 2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Double Garage Detached	
<b>Lot Size:</b>	113.43 Acres	
<b>Lot Feat:</b>	Farm, Garden, Greenbelt, Landscaped, Lawn, Many Trees, Meadow	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	34-41-8-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home		
<b>Inclusions:</b>	none		

This beautiful 113-acre hobby farm with TWO HOMES is available for sale on the outskirts of Amisk, Alberta, offering a serene and rural lifestyle. This property is situated right next to the quiet village of Amisk that is known for its tranquil atmosphere, making it an ideal location for those looking to escape the hustle and bustle of city life. The primary home is a modern 2007 bungalow with a fully finished 32X32 detached garage. The second home is an older character home and is currently vacant. Property is fully fenced with new four wire fence. Amisk provides easy walking access to the nearby school, store etc. For those interested in a hobby farm lifestyle, this property and the overall market in Amisk offer great opportunities for a peaceful and self-sustained living environment. New stock waterers, heated green house with canning stove and seasonal running water, central A/C, huge garden spots. Directions: West side of Amisk