

**79424 Range Road 105
Rural Saddle Hills County, Alberta**

MLS # A2259369



\$359,000

Division:	NONE	
Type:	Residential/Manufactured House	
Style:	Acreage with Residence, Modular Home	
Size:	1,368 sq.ft.	Age: 2004 (22 yrs old)
Beds:	2	Baths: 2
Garage:	None	
Lot Size:	6.45 Acres	
Lot Feat:	Lawn, Level, Many Trees, Treed, Views	

Heating:	Forced Air, Propane, Wood, Wood Stove	Water:	Cistern
Floors:	Hardwood, Linoleum	Sewer:	Lagoon
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	30-79-10-W6
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s)		
Inclusions:	STORAGE SHEDS, AIR CONDITIONING UNIT		

Peaceful country charm on 6.45 acres in Gordondale, Alberta! This 2-bedroom, 2-bathroom luxury modular home has been thoughtfully designed for comfort and style, with brand new shingles adding to its appeal. Inside, the open-concept kitchen, dining, and living area is filled with natural light under a vaulted ceiling. The kitchen offers an island, ample counter space, pantry, stainless appliances, and bright white cabinetry. The living room features warm hardwood flooring, creating a welcoming space to gather. A huge attached porch is a true bonus—complete with a wood stove, storage, and a cozy window seat, perfect for year-round enjoyment. The landscaped yard is dotted with mature trees and offers a lovely country view, making it an inviting outdoor retreat. Practical touches include a large storage shed with an overhead door and reinforced floor, along with central air conditioning to keep the home cool all summer. A well-maintained property in a private, serene setting—ready for you to make it your own. Call the agent of your choice for a private viewing!