

53309 A 65 Range
Gainford, Alberta

MLS # A2278979

\$1,550,000



Division:	NONE	
Type:	Residential/House	
Style:	1 and Half Storey, Acreage with Residence	
Size:	2,099 sq.ft.	Age: 2010 (16 yrs old)
Beds:	3	Baths: 1
Garage:	RV Access/Parking	
Lot Size:	23.52 Acres	
Lot Feat:	Dog Run Fenced In, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Lawn	

Heating:	Fireplace(s), Forced Air, Propane, Wood	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	90
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Propane
Features:	Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, High Ceilings, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s)		
Inclusions:	Food, Supplies, Washer, Dryer, Supplies in the Kennel		

Built to last & stand the test of time, this beautifully designed home located 55 mins from Edmonton is situated on 24 acres of rolling land. This well-designed custom-built home displays superb workmanship & attention to detail. A perfect balance of Cathedral Ceilings creating a sense of grandeur & elegance; Chalet Style Triple Pane Windows fill the home with sunlight & the meticulously built Pine interior adds a sense of warmth & coziness. With just over 3,000 Sqft of Living Space enjoy the Spacious Loft Style Primary Bedroom, or the Library which could double as an Office. Walk or Ski the many Groomed Trails. A portion of the basement has been left for you to complete allowing you to add Bedrooms and/or a Games Room with direct access to the vast Yard. Included is a small Workshop/Woodshed & Profitable year-round 2,000 Sqft Turnkey Kennel Business. Located just off HWY 16, Highway Frontage Land can add potential revenue for advertising signage & some exclusive RV Storage. Explore the possibilities!