

**18142 Township Road 1102
High Level, Alberta**

MLS # A2284983



\$479,900

Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Modular Home	
Size:	1,488 sq.ft.	Age: 2000 (26 yrs old)
Beds:	3	Baths: 2
Garage:	Parking Pad, RV Access/Parking	
Lot Size:	11.59 Acres	
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Pasture, Private	

Heating:	Forced Air, Pellet Stove	Water:	Cistern
Floors:	Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	14-110-18-W5
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan		
Inclusions:	pump in house , cabin, 2 -seacans		

WOW !!! HORSE LOVERS DREAM !!! So!So! many upgrades have been recently been completed !! The entire home has received new paint, all new high-end flooring ,toilets, light fixtures,3500 gallon cistern and so much more ! Come experience the timelessness, peace and tranquility on this 11 + ACRE ACREAGE "Home on the Range" boasting over 1400 sq.ft of living space, with 3 bedrooms ,2 baths and room to expand ,tucked away on a quiet road just merely minutes north-east of town.The kitchen offers an abundance of cabinetry flowing into the country style dining area , garden doors leading into the huge screened in porch to enjoy Sunday gatherings and lazy afternoon naps overlooking the STUNNING property while admiring your horses grazing in the pasture . There are 3 bedrooms, with one currently set-up as an office, as well as the main bath with a tub/shower combo , the Primary showcasing a huge en-suite plus walk-in closet. Plenty of room to roam and explore to build tree forts and tire swings , enough sunny outdoor area to offer equestrian dream with a wired barn with a tack room and fencing plus cross fencing for allowing your horses different pastures at different times plus the MASSIVE outdoor 200 x 120 riding arena !It's perfect for horse lovers or those who want to live in privacy, towering trees and open Alberta blue skies surrounding you ,room for all the toys and treasures in the heated 38 x 40 shop, garden space galore and land to raise the animals.There is a perfect 16 x 20 finished cabin with a new pellet stove tucked away for a special retreat or for a guest to come and experience the country lifestyle. Once you've experienced the soothing effect of being surrounded by nature with only the singing of birds and the whispering of wind to accompany you, while the deer and her doe meander their way along the forest edge , You'll never

want to leave. ALL this and more of solitude in nature can be yours.... The only question is ? will you be the lucky one …