

**292095 Range Road 20-5**  
**Rural Starland County, Alberta**

**MLS # A2126115**

# \$399,900



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile		
<b>Size:</b>	1,264 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	16.34 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), No Neighbours Behind, Level, Pasture, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	20-29-20-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	999999
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** N/A

WHAT A VIEW! Excellent opportunity to own 16 Acres with Municipal Water. The land offers you stunning panorama views from atop the ridge. 3 Bed/1Bath home and plenty of space, along with a covered deck. Very tranquil land, with a pasture and mostly fenced in. Terrific gardening opportunities (with fruit trees already present), as much parking as you could want, and a detached single garage. Excellent location, just above the golf course and Tiny Church, and just past the museum! Put your roots down here or build your dream home with the view you deserve!