

4, 41301 Range Road Ext 263  
 Rural Lacombe County, Alberta

MLS # A2275406


**\$320,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,204 sq.ft.	<b>Age:</b> 1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 1
<b>Garage:</b>	Double Garage Detached	
<b>Lot Size:</b>	5.71 Acres	
<b>Lot Feat:</b>	Brush, Level, Secluded, See Remarks, Wooded	

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	See Remarks
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Other	<b>Sewer:</b>	Holding Tank, Septic Field
<b>Roof:</b>	Mixed	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	22-41-26-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	2
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	See Remarks
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	None		

This is a Civil Enforcement sale under Part 7 of the Civil Enforcement Act in Alberta. The listing agent has not been able to get entry to the property so no interior photos or confirmed description is available. Sizes and description were obtained from previous MLS files and civil records. The property consists of 5.71 serviced acres. There are believed to be 2 wells on the property, with only one working. Heat is via propane. The residence is a 1971 Statesman manufactured home model 48122CKF1 CSA&pound;23427, 12 by 48 feet. Condition of the home is unknown.