

30339 Range Road 51  
Rural Mountain View County, Alberta

MLS # A2300974



**\$1,200,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide		
<b>Size:</b>	932 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	146.07 Acres		
<b>Lot Feat:</b>	Few Trees, Fruit Trees/Shrub(s), Pasture, Private		

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Open Discharge, Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	24-30-5-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Natural Woodwork, Open Floorplan		

**Inclusions:** Storage trailers, sheds

Escape to the country with 146 acres of your own to call home! Bring your dreams and your animals and unlock the rural lifestyle you've imagined. This property features a lovely little home with two bedrooms, one bath, a spacious living room plus a massive deck with screened in solarium to enjoy your morning coffee. This land welcomes you with a winding driveway lined by trees and hedges. Caragana, spruce and lilacs make up the hedge rows, crabapple, mountain ash and choke cherry trees are found in the yard-site. With pasture and crop mix, this is the ideal setting for cattle or horses. The property features a great well and a new septic system. Live in this current home while you build your dream home or enjoy this private property as a retreat. Don't miss this rare opportunity to own a piece of paradise! Schedule a showing today!