

**NE-26-73-11-W6 .
Hythe, Alberta****MLS # A2250597****\$249,900**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,040 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	13.00 Acres		
Lot Feat:	Few Trees		

Heating:	Forced Air	Water:	Well
Floors:	Linoleum	Sewer:	None
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected
Features:	See Remarks		

Inclusions: N/A

13+/- Acre farmstead on pavement, 1 mile North of Hythe. 1040 sq ft, 3-bedroom home that needs a lot of work. Foundation and framing look good. Numerous outbuildings that you could recycle barnwood from. Good drainage, good location, water well, and gas, but it needs a new septic system. Property is offered as is.