

**233055 922 Township
Notikewin, Alberta**

MLS # A2258148



\$265,000

Division: NONE

Type: Residential/House

Style: Acreage with Residence, Bungalow

Size: 1,500 sq.ft. **Age:** 2013 (13 yrs old)

Beds: 1 **Baths:** 1

Garage: Parking Pad

Lot Size: 9.09 Acres

Lot Feat: Landscaped

Heating: In Floor, Hot Water, Natural Gas

Water: -

Floors: Concrete

Sewer: -

Roof: Metal

Condo Fee: -

Basement: None

LLD: -

Exterior: Metal Siding , Wood Frame

Zoning: Agricultural General

Foundation: Slab

Utilities: -

Features: See Remarks

Inclusions: n/a

Need more room? This 9.09-acre property, located just minutes north of Manning and about 1 mile off Highway #35, offers plenty of potential. Situated at Notikewin, the property features a beautifully landscaped yard with a gated entrance and a well-maintained gravel driveway. Included is a 30' x 50' wood-framed building, formerly used for a store; however, could be converted into a comfortable home. It's a versatile opportunity with room to tailor it to your needs. Fully serviced and connected to the municipal water system, this property is ready for its next owner. Call today to book your viewing!