

**74405 174 Range Road  
Rural Big Lakes County, Alberta**

**MLS # A2275609**

**\$268,500**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Double Garage Attached, Garage Door Opener, Gravel Driveway		
<b>Lot Size:</b>	5.66 Acres		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	28-74-17-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Block, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		
<b>Inclusions:</b>	None		

Acreage for Sale! So you want Affordable Country living but also want to be close to all amenities and minimal gravel well this property is for you! Featuring 1200sq/ft this Mobile Home (2000) with 2 bedrooms, 4pc bathroom, main floor laundry and a spacious entrance, has been extensively renovated. With new flooring, paint, trim, lighting and a full bathroom renovation incl subway tile tub surround and new fixtures makes this home move in ready! The double attached heated garage is there for all your storage needs as well as multiple outbuildings including a 16'x24' workshop and storage shed all in fantastic condition. Located on 5.66 acres serviced with municipal water, natural gas and power. Very nicely landscaped with plenty of spruce trees surrounding the home and a 16'x21' deck to enjoy all of it. Fenced and cross-fenced with a winding driveway and lots of room to run. This great buy is located within a 5min drive from town.