

735005 Range Road 114  
Hythe, Alberta

MLS # A2207335



**\$389,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	11.73 Acres		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Mound Septic, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Window coverings, rented propane tank.

11.73-Acre Property with 1,520 Sqft Home (2016) Location: 735005 Range Road 114, COUNTY OF GP. Just 1 km off pavement, 7 mins to Hythe (amenities included). Home Features: 3 bed, 2 bath manufactured home in excellent condition. Primary suite: 5-piece ensuite + large walk-in closet. Open-concept living area with vaulted ceilings. Modern kitchen with island, pantry, and newer appliances. Two additional bedrooms with walk-in closets. Ample storage throughout. Property Highlights: Fenced & cross-fenced paddocks, livestock waterer, and shelterbelt. High-producing well + tank-and-mound septic system. Overhead power + propane heating. Price: Under \$400K Ideal for: Horse owners or those seeking a private, move-in-ready acreage. All that's left to do is the landscaping and decks!