

**790006 RGE RD 255  
Rural Birch Hills County, Alberta**

**MLS # A2209644**

**\$130,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Cottage/Cabin	
<b>Size:</b>	1,696 sq.ft.	<b>Age:</b> 2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 1
<b>Garage:</b>	Double Garage Detached	
<b>Lot Size:</b>	9.98 Acres	
<b>Lot Feat:</b>	Cleared, Few Trees, Secluded	

<b>Heating:</b>	Forced Air, Natural Gas, Pellet Stove	<b>Water:</b>	None
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	None
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	6-79-25-W5
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	Ag
<b>Foundation:</b>	Block, Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** AS IS WHERE IS ON POSSESSION DATE

This great acreage is just north of Eaglesham, it is 9.98 acres. It is fenced, with gas A power on the property. There a 32 x 69 , pole shed with 14 ft closed in on the end, and 35 x 65 wired and insulated metal arch rib shop. There is no water and sewer, but there is a cute outhouse. There is an older 14 x 68 mobile home with a huge addition, 31x24. The addition has gorgeous hardwood floors, and a pellet stove. There's a double detached garage, and a covered deck that wraps on two sides. This property will take a bit of cleanup, but can be amazing. The owners will be keeping the cans, metals, furnishings, tools, vehicles and parts, and the wishing well.