

**790006 RGE RD 255
Rural Birch Hills County, Alberta****MLS # A2209644****\$130,000**

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

Heating:	Forced Air, Natural Gas, Pellet Stove	Water:	None
Floors:	Hardwood	Sewer:	None
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	6-79-25-W5
Exterior:	Wood Siding	Zoning:	Ag
Foundation:	Block, Wood	Utilities:	-
Features:	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 & 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 c cans, metals, furnishings, tools, vehicles and parts, and the wishing well.