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10, 32501 RR 24
Rural Mountain View County, Alberta

MLS # A2169899



\$669,999

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Double Wide Mobile Home		
Size:	1,818 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Oversized, Quad or More Detached, See Remarks, Workshop in Garage		
Lot Size:	5.51 Acres		
Lot Feat:	Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CR
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: quad with plow, riding lawnmower

Are you ready to discover country living? This secluded 5.51 acre property located close to Olds will be perfect for you, with a 1994 move in ready mobile home featuring over 1800 sq ft of living space. Upon entering the front door, you will step into the spacious living room that showcases the beautiful view from the picture window. Primary bedroom is off the living room, and includes double closets and an ensuite with double sinks, additional cabinets and shower. This room is large enough to bring the king size bed and furniture. The open concept kitchen is open to both the living room and family room, which creates a great space for family and friends. You will appreciate the oversized kitchen, with plenty of cupboards, counter space and an island with a breakfast bar. Enjoy the outdoor view while dining in the eating area off the side of the kitchen. Next to the kitchen is the spacious family room with a wood burning fireplace and another large picture window. On this side of the home, we also have 2 large additional bedrooms as well as a 4pc bath. Off of the kitchen, you will also find a big mud room with laundry and additional storage. Step outside the rear door onto the covered deck and imagine the tranquility of relaxing here and taking in the peace and quiet. Beside the home is a triple car garage (32'x24') and a quonset (15'x44') with a cement floor. Behind the quonset is a large shed (24'x16') with its own garage door, plus 2 additional sheds (8x12 and 8x10). One section of the yard features a greenhouse with tons of room for gardening. Perfect for any home that wants to become self sufficient. The mature trees create a haven for relaxing in the hammock or enjoying one of the firepit areas. The remainder of the property is perfect for horse lovers and their horses. Included is a pasture with an outdoor riding arena (130x82) with sand base, 4 horse paddocks, 3 waters and 2 horse

shelters. The location of this property offers the privacy of rural living with all the conveniences of urban living nearby. Schedule a viewing today.