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33525 Range Road 41  
Rural Mountain View County, Alberta

MLS # A2183116



**\$1,149,000**

<b>Division:</b>	Eagle Hill		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,325 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Quad or More Detached, RV Access/Parking		
<b>Lot Size:</b>	122.72 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	36-33-4-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** 3 x Grain Bins (on wood floors)

FANTASTIC OPPORTUNITY! 122.72 acres with a manufactured home and a fully finished shop. The ~113 acres of cultivated crop land have been successfully rotated through numerous wheat and canola crops over the years. Only 23 minutes to Olds and Bowden, 17 minutes to Sunde, and a short jaunt to the amenities of Eagle Hill. The 3-bedroom wide manufactured home with new luxury vinyl plank flooring and a bright open floor plan is sure to impress. The home was purchased new in 2013, manufactured by Triple M Housing (Lethbridge, AB), and has been installed on steel screw piles for added strength and security. This move-in ready home has excellent rental investment potential, or can be easily moved if seeking to build something larger. The 40'x42' heated shop built by UFA in 2017 with a large 20'x14' roll up door is ready for all the projects you can dream of. Also included are three flat bottom granaries ready to be filled with this year's crop. Enjoy spending time outdoors in the clean yard site and relax on the spacious decks with wide open views all around. Add these cultivated acres to your existing operation or begin a farming journey near the peaceful community of Eagle Hill, AB.