

780-380-6207
meghan@meghanrobinson.net

33525 Range Road 41
Rural Mountain View County, Alberta

MLS # A2183116



\$1,149,000

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

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Linoleum, Vinyl Plank	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	36-33-4-W5
Exterior:	Vinyl Siding	Zoning:	1
Foundation:	Piling(s)	Utilities:	-
Features:	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.