



780-380-6207
 meghan@meghanrobinson.net

**2538 Township 340
 Rural Mountain View County, Alberta**

MLS # A2197246



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,343 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	7.50 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Many Trees, Orchard(s), Paved, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	6-34-2-W5
Exterior:	Cedar	Zoning:	A-Ag District
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, Storage		

Inclusions: All Window Coverings, Reverse Osmosis

This 7.5-acre property is nestled in a peaceful country side setting, in a great location!! It boasts a 1,343 square foot cedar log bungalow featuring an open floor plan filled with natural light, vaulted ceilings and new vinyl flooring. The main floor includes three bedrooms, a 4 ice main bathroom, and a spacious primary bedroom with stunning views. The basement is partially developed and offers a large family room, additional storage, another bedroom and 3 pce bathroom. Outside you'll find a 40 x 60 heritage barn, a 35 x 54 Quonset shop, several storage sheds, and an old hog barn. Outside you'll find a 40 x 60 heritage barn, a 35 x 54 Quonset shop, several storage sheds, and an old hog barn. The fenced garden and orchard are planted with apple, pear, plum, and cherry trees. This property is conveniently located just a short drive from the Town of Olds and all on pavement!! This property offers a lot of potential, whether you want storage for a business or start your hobby farm, there is room for everything. Call today to book your viewing!!