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

**MLS # A2197246**



**\$699,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	6-34-2-W5
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	A-Ag District
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	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!!