

**825050 Highway 732**  
**Rural Fairview No. 136, M.D. of, Alberta**

**MLS # A2072905**



**\$394,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,314 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Attached Carport		
<b>Lot Size:</b>	20.40 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Composite Siding, Wood Frame

**Foundation:** Block

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** 33-82-3-W6

**Zoning:** Ag-1

**Utilities:** -

**Inclusions:** None

**MOTIVATED SELLER! SIGNIFICANT PRICE DROP!** What an opportunity to live in the countryside! 20 acres with a 1974 home of 1314 Sq. Ft. with a full basement. Beautiful landscaping. Many auxiliary buildings including a 40 ft. by 70 ft. Quonset, 32 ft. by 52 ft. shop. 2 story barn, 28 ft. by 40 ft. with a hay loft, Tractor shop 16 ft. by 24 ft. with a 8 ft. by 24 ft. attached lean-too, Machine shed 24 ft. by 50 ft., Machine shed 32 ft. by 80 ft. , Machine shed used as cattle shelter, 25 ft. by 110 ft. and numerous other buildings. This property could be used for many business such as a heavy equipment base including trucking. Would be great for having animals or even feeding animals in the winter. No end of the many uses or different ideas.