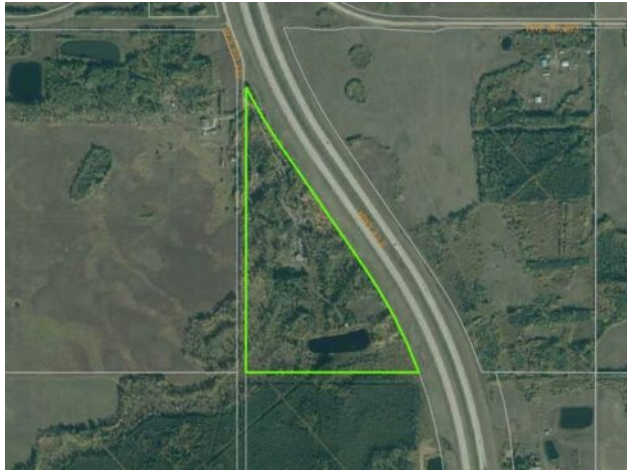


**68273 Range Road 223**  
**Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2268673**



**\$319,900**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                   |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                                         |               |                   |
| <b>Style:</b>    | Acreage with Residence, Modular Home                                   |               |                   |
| <b>Size:</b>     | 1,629 sq.ft.                                                           | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 3                                                                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Ga |               |                   |
| <b>Lot Size:</b> | 33.83 Acres                                                            |               |                   |
| <b>Lot Feat:</b> | Lawn, Treed                                                            |               |                   |

|                    |                              |                   |                                |
|--------------------|------------------------------|-------------------|--------------------------------|
| <b>Heating:</b>    | Forced Air, Propane          | <b>Water:</b>     | Cistern                        |
| <b>Floors:</b>     | Laminate, Vinyl              | <b>Sewer:</b>     | Septic System                  |
| <b>Roof:</b>       | Asphalt Shingle              | <b>Condo Fee:</b> | -                              |
| <b>Basement:</b>   | None                         | <b>LLD:</b>       | 15-68-22-W5                    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame     | <b>Zoning:</b>    | Agricultural One (A-1)         |
| <b>Foundation:</b> | Piling(s)                    | <b>Utilities:</b> | Electricity Connected, Propane |
| <b>Features:</b>   | High Ceilings, Vinyl Windows |                   |                                |

**Inclusions:** n/a

Escape to the tranquility of country living with this 33.83-acre rural acreage, ideally situated along the convenient Highway 43 corridor. This property offers an outstanding combination of comfortable home life and outdoor recreation and leisure. The modular home includes three bedrooms and plenty of room within its 1,629 sq.ft. living area and open floorplan on one side. The attached garage acts as a workshop with overhead infrared heat, a 12' ceiling height and an affixed 10,000 lbs. hoist. It's an ideal setup for mechanics or any hobby and repair type. At the south end of the lot is a sizeable dugout, perfect for irrigation and stocking, or just relaxing next to in the undeveloped cabin which comes with the property. The cabin is ready for conversion into a guest house or artist's studio; whatever your heart desires. This property offers a peaceful rural setting with plenty of privacy and room to expand with endless options for customization and enjoyment, all while being conveniently located next to Highway 43 for easy trips to Town or work. Make sure to call your favourite local realtor for your own private showing.