

**33525 Range Road 41
Rural Mountain View County, Alberta**

MLS # A2183116



\$1,149,000

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|------------------|---|---------------|-------------------|
| 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: 2 x Seacan Containers, 3 x Grain Bins (on wood floors), Utility Shed (on skids), Fridge (in Shed), Large Chest Freezer (in Shed), Small Chest Freezer (in Home), O/H Door Opener (in Shop), Radiant Tube Heater (in Shop)

AMAZING OPPORTUNITY! 122.72 acres with modular home and a fully finished shop. Only 23 minutes to Olds and Bowden, 17 minutes to Sundre, and a short jaunt to the amenities of Eagle Hill. The ~113 acres of cultivated crop land have been successfully rotated through numerous wheat and canola crops over the years. The 3-bedroom modular home with recent flooring upgrades and a bright open floor plan is sure to impress. Purchased new in 2013 from an Alberta based manufacturer, the home has been installed on steel screw piles for added strength and security. 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. There is plenty of storage on the property with an included utility shed, two shipping containers, plus three flat bottom granaries ready to be filled with next year's crop. Enjoy spending time outdoors on this clean, well-established yard site or sit and relax on the spacious decks with wide open views all around and a mountain view to the west. Stroll over to your own berry patch or stop by the chicken coop for some free-range eggs. Fantastic opportunity to add cultivated acres to a farming operation or move in and begin a farming journey near the peaceful community of Eagle Hill, AB.