

30502 Range Road 44
Rural Mountain View County, Alberta

MLS # A2184311



\$1,299,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,757 sq.ft.	Age:	2021 (4 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	112.00 Acres		
Lot Feat:	Treed, Views, Waterfront		

Heating:	Wood, Wood Stove	Water:	Well
Floors:	Subfloor, Other, See Remarks	Sewer:	Septic System
Roof:	Rubber	Condo Fee:	-
Basement:	None	LLD:	32-30-4-W5
Exterior:	Log	Zoning:	1
Foundation:	Piling(s)	Utilities:	None
Features:	See Remarks		

Inclusions: Solar panels and batteries

Off Grid living opportunity! 112 acres just off Burnt Timber Road with a log home ready for your finishing touches. This unique property borders a 22 acre water body, offering the very best of nature, privacy and seclusion for those wanting an off grid experience. The house offers 1757 square feet of living space, with an open main level kitchen/ dining and living room, while the second level loft is meant to serve as the bedroom(s). There is a huge main floor bathroom. The property has been granted occupancy by the County however it is not finished inside. It does have a drilled well and working permitted septic tank and field. A propane bullet is on site ready to connect to your own cooking and hot water heating system. A working 7.3kw solar power array includes (22) 315 panels. The battery bank is made up of (16) 2v Rolls e500 batteries for a total of 48v/100amps. The Magnum 2200 inverter feeds Midnite charge controllers. The current wood stove is the primary heat source. The neighbouring 40 acres which was recently subdivided is also available for sale (MLS A2184292) and shares access with the property. There is a significant amount of construction material on site that the Seller will move before possession. **SERIOUS VIEWINGS BY APPOINTMENT ONLY.** GST is applicable.