

4, 4354 Highway 27  
Rural Mountain View County, Alberta

MLS # A2265490



**\$459,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,133 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Double Garage Detached, Oversized, Wo		
<b>Lot Size:</b>	0.85 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	RCR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Double Vanity, Kitchen Island, Sump Pump(s), Wood Windows		

**Inclusions:** None

Welcome to your 0.85-acre property, located just minutes East of Sundre in the great community of Westward Ho. This is your opportunity for acreage living in a small peaceful rural community. The location of this home offers easy access to essential amenities and the convenience of school bus pickup at your driveway. Just a short distance to the Little Red Deer River, the outdoor enthusiast in you can enjoy a nice hike to the waters edge. This 1,130 SQ-FT bungalow is a great place for you and the family to create your own little hobby farm and with the versatility of the shop you could have a little market, or home based business (with room for great signage). You are sure to love the exterior finishings on this home from the green tin roof to the river rock...it certainly fits its location and has great curb appeal. The 3 bedroom home boasts a ton of character with an open concept kitchen/living area. The sunroom/deck to the east will be perfect for your morning coffee with a large deck off the living room to the west. There is room to entertain the entire family with their RV's so your home will definitely be the family reunion location. All that is missing is YOUR vision so book your viewing today and let your dream become a reality!