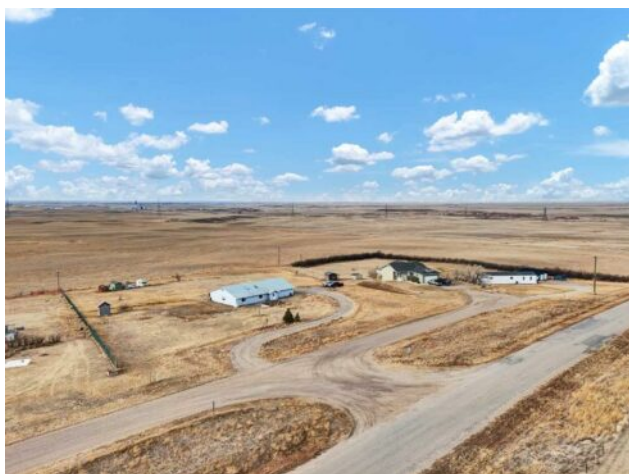


6, 12006 Range Road 43
Rural Cypress County, Alberta

MLS # A2274436



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,989 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	1
Garage:	Triple Garage Attached		
Lot Size:	3.06 Acres		
Lot Feat:	Few Trees, Open Lot		

Heating:	High Efficiency, Forced Air	Water:	Cistern
Floors:	Laminate, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	4-12-4-W4
Exterior:	Vinyl Siding	Zoning:	CR-1, Country Residential
Foundation:	Other	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Laminate Counters, Open Floorplan, Pantry, Storage		

Inclusions: Garage door opener (1), motorhome, central vac has no attachments

Set on 3.03 acres with peaceful prairie views, this spacious 1,989 sq ft bungalow offers incredible potential for a handyman, carpenter, or anyone looking to live on-site while building their dream home. The home features 3 bedrooms, 1 bathroom, a roughed-in ensuite, and plenty of space for customization throughout. The laundry/utility room is equipped with tankless water on demand and a high-efficient furnace for added comfort and efficiency. A triple attached garage provides ample parking and workspace. This beautiful acreage is ready for your personal touch—bring your ideas and make it your own!