

30242 Range Road 55
Rural Mountain View County, Alberta

MLS # A2287522



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	980 sq.ft.	Age:	1959 (67 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Garage Door Opener, Gravel Driveway, Oversized		
Lot Size:	2.10 Acres		
Lot Feat:	Cleared, Few Trees, Flag Lot, No Neighbours Behind		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	18-30-5-W5
Exterior:	Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Separate Entrance		

Inclusions: None

HANDYMAN SPECIAL. This Secluded 2.1-acre parcel with a charming 1959 house west of Cremona. This property offers a tranquil setting surrounded by trees. The house features 2 bedrooms, a bathroom, with potential for additional rooms in the basement. The renovation in the home are half complete. There is a newer furnace, electrical, plumbing, and PEX pipe in 2013. Enjoy sunrise, sunset, and wildlife views from two large decks. Recent upgrades include shingles (2021) and blown-in insulation (2016). A 30x36 shop built in 2010 provides garage or hobby space. Perfect for investors or a handyman looking to add personal touches. Located 15 km NW of Cremona near Fallentimber Meadery and Dragon Flight Archery. Contact us today for more details!