

240090 370 Avenue W
Rural Foothills County, Alberta

MLS # A2165843



\$875,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,386 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	19.76 Acres		
Lot Feat:	Many Trees, Private, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Parquet, Vinyl	Sewer:	Septic System
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	28-20-3-W5
Exterior:	Composite Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Security system, vacu flow system & attachments, iron filter

If you are looking for privacy, a property with lots of trees and a quiet location this may be a property that can work for you. Located about 10 minutes west and south of Millarville, this 19.76 acre acreage has a custom-built Nelson Bi level which has had recent updates on main floor including brand new kitchen with new sub floor and vinyl plank flooring, new cupboards, counter tops, backsplash and fixtures. The beautiful original hardwood floors throughout the main have been refinished and walls repainted, new doors, new bath fixtures. The main floor is bright with plenty of windows, sliding doors off the dining room to a deck and the living room windows have pull down exterior blinds and there are 2 wood burning fireplaces, 2 furnaces and vacu flow system. The lower level is developed but original. The property has a 3-car detached garage. The well has just been tested and is a strong well at 8 GPM. If you top some of the trees down from the house, you will open up views to the mountains. Located on a dead end road there are some neighbors around but the setting is very private and feels secluded.