

21, 70209 Range Road 63 Road  
Landry Heights, Alberta

MLS # A1008052



## \$479,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence		
<b>Size:</b>	1,235 sq.ft.	<b>Age:</b>	1977 (43 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Detached Garage		
<b>Lot Size:</b>	2.51 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, No Neighbours Behind, Treed		

**Heating:** Forced Air, Natural Gas, Wood, Wood Stove

**Water:** -

**Floors:** Carpet, Cork, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 15-70-6-W6

**Exterior:** Cedar, Log

**Zoning:** CR-2

**Foundation:** Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** -

PHENOMENAL ACREAGE 10 MIN FROM TOWN WITH LARGE DETACHED GARAGE, LEAN TO AND ALL THE SPACE YOU NEED!!! THIS MATURE ACREAGE OFFERS PRIVACY OF A FENCED YARD, AN ARRAY OF TREES BOTH BORDERING THE PROPERTY AND DECORATIVE TREES SURROUNDING THE YARD SPACE THAT CAN BE ADMIRERD FROM TWO SUN DECKS! MANY UPDATES INCLUDE MODERN KITCHEN WITH ISLAND AND CONCRETE COUNTERTOPS, STAINLESS APPLIANCES PAIRED WITH THE WARMTH OF A WOOD STOVE AND LARGE WINDOWS LETTING NATURAL LIGHT THROUGH! 3 BEDS UP AND 2 LARGE ROOMS DOWN PLUS DEN AND STORAGE AREAS. MASTER HAS 1/2 ENSUITE - MAIN BATH UPDATED. BASEMENT LIKE NEW WITH NEWER CARPET, SECOND MASTER SUITE AND LARGE OPEN FAMILY ROOM. PROPERTY SITS AT END OF LANDRY HEIGHTS BACKING ONTO CROWN LAND AND CLOSE TO RIVER- TRULY A RECREATIONAL PARADISE. CITY SERVICES TO PROPERTY. SHOP IS FORCED AIR HEATED BUT ALSO ROUGHED IN FOR INFLOOR HEAT!!! ALSO HAS ADDITION FOR REC OR WORKSHOP WITH GAS HEAT AND WORK BENCHES. SHOP HAS IBEAM AND HOIST FOR WORKING ON TOYS! PAVED TO YOUR DRIVEWAY UNDER \$500K AND HAS IT ALL!