



Welcome

Little Acreage
Asking \$259,000.00
MLS # 415132

- * **Legal Description:** SE-09-36-09 W2nd
- * **Owner:** Jim and Georgie Little
 - * **Style:** Bungalow
 - * **Size:** 2016sqft
 - * **Lot Size:** 14.99 Acres
 - * **Taxes:**
 - * **Age:** 1978

Ranch Style home 1.5 miles away from Lintlaw!

Address: Little Acreage

Price: \$259,000.00

One Owner! Large ranch style home 1.5 miles off new pavement. Yard, house and 8 out buildings. All well maintained. Large garden with fruit trees. 2 car garage on cement (26X28). Lots of spruce and poplar trees with approximately 5 acres farmland. Good water supply from Village of Lintlaw with dug-out water available & well. House has 4 bedrooms, office, family room with wet bar, R.O water, Newer appliances, Central Vac, Insulated cold room. Features wall with wood fireplace, electric fireplace, Large deck, Boeing tub in main bath. Underground power, Natural Gas. Additional utilities hook up in yard. Hoppered grain storage to be sold separately. Country living with lots of space. MUST BE SEEN!

MAIN FLOOR

Entrance 7.4 X 9.6

Kitchen 8.8 X 12.11

Dining 11 X 12.11

Living Room 12.4 X 23.5

Master Bedroom 12 X 11.6

Master Bath 4.5 X 9.6

Bedroom 2 10 X 11.4

Bedroom 3 11.5 X 11.11

Bedroom 4 13 X 9

Family Room 13.8 X 23.6

Office 10 X 11

Main Bath 7 X 7

3rd Bath/Laundry 7.8 X 5

Basement

Cold Storage 8 X 13.8

