

**260006 Hwy 689 N
Dixonville, Alberta**

MLS # A2322219



\$450,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	-
Basement:	-	LLD:	13-87-26-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Hobby Farm

This is a great opportunity to own 130 acres of land just off the highway 689 near Dixonville. The property features 95 acres of cultivated land and 35 acres of trees with some merchantable, offering a solid mix of farmland and timber value. The 1960's home has seen numerous updates and includes an addition completed in 2016, adding a living room and upper-level bedroom. The home offers 2 bedrooms on the main floor, 1 bedroom upstairs, a 4-piece bathroom, kitchen/dining area, and a comfortable living room. Recent improvements over the years include: new 100-amp electrical panels in both the house and shop, high efficiency propane furnace, vinyl siding, metal roofing, blown-in insulation in the house and garage, pot lighting, fiberglass tub, new toilet and skylights. Also updated are windows, wood stove with insulated chimney pipe, vinyl plank flooring, new septic tank pump, and weeping tile around most of the home. The basement is partially framed. Outbuildings on the property include a greenhouse, two pole sheds, and a workshop & adding excellent versatility for farming, storage, or hobby use.