

260006 Hwy 689
Dixonville, Alberta

MLS # A2341192



\$415,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	-		
Lot Size:	130.00 Acres		
Lot Feat:	-		

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

Major Use: Grain

This is a great opportunity to own 130 acres of land just off the highway in 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 an 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, fibreglass tub, new toilet and skylights. Also updated are windows, wood stove with insulated chimney pipe, vinyl plank flooring, new septic holding tank pump, and weeping tile around most of the home. The east basement wall was replaced with additional support reinforcement. The basement is partially framed and ready for your finishing touches. Outbuildings on the property include a greenhouse, two pole sheds, and a workshop adding excellent versatility for farming, storage, or hobby use.