



554066 RGE RD 192 Rural Lamont County AB

\$264,975

Awesome opportunity for an affordable starter acreage, just off paved Hwy 29 (on a school bus route with priority snow clearing), close to Lamont & Alberta's Industrial Heartland; only 23 mins to Dow Canada's huge expansion!! This updated and spacious 1565 sq ft BUNGALOW offers 3 bedrooms, 1 large double vanity bathroom, huge living room w/ VAULTED CEILING & a WOOD BURNING FIREPLACE, as well as a large kitchen and dining space. Moved onto the property & set onto screw piles in 2022, w/ insulated skirting & services including 200 amp panel, this wonderful family home just needs a few final touch ups, incl. paint & new bedroom windows (all others done). NEW in 2022-23: appliances (except microwave hood fan), metal roof, furnace, HWT, pressure system, cistern, and sewer holding tank! 5 acres of open land, ready for your development! Large garden? Corrals and barn? Riding arena? Hayfield? Shop? Archery range? Landscaping and lawn? The choices are yours to make!! Come take a look and start dreaming!

Listing Presented By:



Originally Listed by:
MaxWell Devonshire Realty

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