



## 194039 TWP RD 534 Rural Lamont County AB

\$425,000

This 1.5 story A-frame, built by Knotty Pine Cabins features a metal roof, wood paneling and that cozy cabin feel. This property is placed on 72 fully-fenced acres. Approx. 40 acres are pasture and have been used for farming; including hay and grain production. The other 32 acres are treed. The interior of the home requires a full reno and some major TLC, however, structurally, this home is solid and offers an opportunity to build some major equity. The main floor features one bedroom, a kitchen, dining room, and living area. Upstairs is a massive loft with vaulted ceilings, a great spot for a rec room or entertainment area. The unspoiled basement has a 3pc. bath roughed-in, a tankless hot water heater and a high eff. furnace. The 28x30' heated shop includes a 100 amp panel, 9 ft ceilings, and a roughed in bathroom. The shop runs off a drilled well, well the home runs off a cistern. The shop and home each have their own septic tank with an open discharge. Located just a couple kms off pavement.

Listing Presented By:



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