



## 100035 Range Road 113 , Rural Forty Mile No. 8, County of, Alberta - \$835,000



Main Photo

### Property Description

Discover the perfect balance of space, comfort and country living with this 7.07 acre acreage located only 8 minutes from Bow Island. Nestled among mature trees, this property offers a private setting along with endless possibilities for hobby farming, livestock or simply enjoying wide-open prairie living. The 1700 sq. ft. bungalow, built in 1975, features a practical layout with 3 bedrooms on the main floor plus 1 in the basement, 2 bathrooms and the convenience of main floor laundry. An enclosed breezeway connects the home to the 25 x 26 attached garage, creating the perfect drop zone for coats, boots and extra storage. Recent updates add peace of mind, including PVC windows, CanExcel siding a new roof in 2021, a 24kW Generac backup generator, and an exterior Celebrite light system for some additional fun. Outbuildings make this acreage stand out: a 47 x 49 heated shop - perfect for year round projects or equipment storage and a 75 x 92 shop with dirt floor - versatile space that could be rented out for storage or even be used as a riding arena. There is an older horse stable on site, room for up to 6 horses. Whether you're looking for a property with room to grow, space for animals or shops to accommodate your hobbies and business needs, this acreage is ready to deliver.

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