



Rural Parkland County

2322 HGHWAY 16

M: 5 R: 2 T: 53 S: 16 Q: SW

LP:

\$424,900

SP:



ACTIVE

List ID#: E4139076

Type: Detached Single Family

Style: Bungalow

Year Built: 1998

Full Baths: 2

Half Baths: 0

Tot A.G. SqFt: 1,014.83

Nearest Town: Stony Plain

Total Acreage: 20.860

Bdrms Above: 2 **Bdrms Total:** 4

Basement: Full

Basement Dev: Partly Finished

Tot A.G. SqM: 94.28

A charming and unique raised walkout bungalow on over 20 acres! Located just off highway 16 and out of subdivision, this excellent hobby farm has tons of potential. The main floor is cozy and quaint with two bedrooms, a 3 piece bath and laundry. Kitchen is open to the dining room which is complete with a wood stove. Living room has a large balcony overlooking the trees. Downstairs in your walk out basement you'll find two more bedrooms, 4 piece bath, storage room and an unfinished flex space with a wood cook stove, sink, & countertop - perfect for canning or hobbies. Walk out from your covered porch and you'll find rolling hills, mature trees, and a lovely duck pond. Fruit trees, garden area and fire pit are all ready for your outdoor enjoyment. Plenty of parking with an oversized double detached garage with workshop, animal shelter and car port. Roof was done in 2017. Available with quick possession!

Directions: Follow directions/signs to Manly Hall. Property is immediately west of Manly Hall in the same entrance.

Virtual Tour: <https://youtu.be/vJg6NUrmJSA>

Brochure: <http://www.2322-Hwy16-ParklandCounty.com>

| | 1Pc | 2Pc | 3Pc | 4Pc | 5Pc | 6Pc | Level | Mtr2 | SqFt |
|-----------------------|--|-----|-----|---------------------|-------------|-----|--------------------|-----------------|----------|
| Baths: | 0 | 0 | 1 | 1 | 0 | 0 | Main: | | |
| Ensuite Baths: | | 0 | 0 | 0 | 0 | 0 | Upper: | | |
| Finished Lvl: | 2 | | | | | | Abv Grd: | | |
| Fireplace: | Yes | | | | | | Lower: | | |
| Parking: | Double Garage Detached, Front Drive Access, Over Sized, Shop | | | | | | | Blw Grd: | |
| | | | | | | | Total A.G.: | 94.28 | 1,014.83 |
| Living Rm: | 4.00 x 3.68 | | M | Master Bdrm: | 4.44 x 2.67 | M | | | |
| Dining Rm: | 2.91 x 2.67 | | M | Bedroom 2: | 3.68 x 3.62 | M | | | |
| Kitchen: | 3.09 x 2.71 | | M | Bedroom 3: | 6.28 x 2.96 | B | | | |
| Family Rm: | | | | Bedroom 4: | 3.65 x 3.01 | B | | | |
| Den: | | | | Cold Room | | B | | | |
| Bonus Rm: | | | | | | | | | |

Flooring: Carpet, Linoleum

Construction: Wood Frame

Roof: Asphalt Shingles

Exterior: Stucco, Vinyl

Foundation: Concrete

Heat Type: Forced Air-1

Heat Source: Natural Gas

Site Influen: Backs Onto Park/Trees, Cross Fenced, Fruit Trees/Shrubs, Hillside, No Through Road, Private Setting, Rolling Land

Features: Deck, Walkout Basement, Workshop, See Remarks

Goods Incl: Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings

Goods Exclud:

Restrictions: Utility Right Of Way

Warranty:

Heat Paid For: Paid For

Power: Paid For

Water Supply: Drilled Well

Swr/Septic: Septic Tank & Field

Out Buildings: Barns, Workshop, See Remarks

Condo Name:

Condo Fee:

Condo Fee Schedule:

Condo Fee

Frontage (M):

Depth (M):

Road Access: Gravel

Conform:

Taxes: \$2,554.17

Lot Dimen:

Lot Shape:

Land Use:

Front Expos:

Conform Year:

Tax Year: 2018