

**72080 Range Road 12**  
**DeBolt, Alberta**

**MLS # A2178348**



**\$498,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow   |               |                   |
| <b>Size:</b>     | 1,768 sq.ft.   | <b>Age:</b>   | 2008 (16 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Quad or More Attached, RV Access/Parking, RV Garage                        |               |                   |
| <b>Lot Size:</b> | 3.06 Acres   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Farm, Garden, Landscaped, Many Trees, Native Plants, Private, T |               |                   |

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|--------------------|---|-------------------|--|
| <b>Heating:</b>    | Boiler, In Floor, Forced Air, Wood Stove      | <b>Water:</b>     | Well                                     |
| <b>Floors:</b>     | Ceramic Tile, Concrete, Laminate, Vinyl Plank | <b>Sewer:</b>     | Septic Field, Septic System, Septic Tank |
| <b>Roof:</b>       | Asphalt                                       | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | ICFs (Insulated Concrete Forms), Vinyl Siding | <b>Zoning:</b>    | CR1                                      |
| <b>Foundation:</b> | ICF Block                                     | <b>Utilities:</b> | -  |

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows

**Inclusions:** Wood stove in bsmt. Two John Deere tractors can be negotiated.

This acreage just West of DeBolt offers an almost 1,800 square foot bungalow with a 2,300 square foot attached shop, as well as a 40x80 metal quonset AND several outbuildings over the 3.06 acre property. In your beautiful bungalow you will find two living areas on the main level, one right off the main entry and one tucked off of the kitchen, providing you with quiet nights and space to entertain. The kitchen boasts beautiful wood cabinetry that you will also find throughout the main level bathrooms. On one side of the main level, you have two well appointed bedrooms and a full bathroom, and on the other side you will find your master retreat and ensuite, as well as your main floor laundry area. Heading down to the basement you will be welcomed with heated floors throughout. You will also find a wood burning stove, making it all the more cozy on those beautiful ceramic tile floors. A functional wood storage area is built in right underneath the stairs, which can be loaded from outside keeping all the mess away. You also have a massive living area, a bedroom and a full bathroom in the basement, as well as access directly to the shop. Up in the shop you will be blown away by the space. You have three overhead doors, one of which measures 14 feet high. You have space for a motorhome, an RV, all of the quads and toys, project cars, woodworking and so much more! You will also find a half bath in the shop, where you can easily wash up before heading back inside for the night. The shop has in floor heat throughout, so the work can continue no matter the season. You also have full RV hookups out here - power, water and sewer - for your convenience. Trees and wide open fields, free wilderness and landscaped areas - this property really boasts it all! Just off of the main highway, only 22 minutes from RB Auctioneers, 7 minutes from Trapper Gords and 2

minutes from the Debolt core, you have every amenity at your fingertips. New LVP flooring has been installed professionally in several rooms, and there is additional LVP for the bedroom downstairs that can also be professionally installed for you. The boiler has been fully serviced and the septic tank has recently been pumped out, and in 2022 the well underwent a \$16,000 upgrade, making for a hassle free move in day. \*This property is zoned CR1 in the MD of Greenview which has the equivalent of a CR5 County of GP zoning\* Book your showing today, and see this beautiful acreage for yourself and all the dreams that it holds for you!