



## LAST MOUNTAIN LAKE 20.0 ACRES

- ◆ 20.00 acre acreage with Professionally Landscaped yard located 2 miles South of Rowan's Ravine Provincial Park and ½ mile from Last Mountain Lake
- ◆ Gently Rolling Topography with some bush; 12 acres seeded to grass; fenced (4 strand barbed wire and 2 strand electric)
- ◆ 48'x42" Well (drilled in 2008, fibreglass crib); Seasonal Creek; Dugout; Water Softener; Electric Water Heater (Geo-Thermal supplement)
- ◆ 1392 sq ft (on main level) Bungalow Walkout (2008) – 2 bedrooms + 2 down + office, 3 bathrooms, covered deck off dining area with lake view, fully developed walkout basement to Exposed Aggregate Patio, Geo Thermal Heating & Central Air Conditioning, Central Vac, large 30'x34' Double Garage (concrete floor, electric openers), stucco exterior, asphalt shingles
- ◆ *Includes Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Deep Freeze*

**\$580,000.00**



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