

# ***FOR SALE BY TENDER***

## ***PROPERTY INFORMATION***



**55219 Range Road 93, Wildwood area**  
**3 bedroom, 2 bath mfg home, 12+/- acre lot**

***TENDER CLOSES NOVEMBER 25, 2018***

**MooresRealty.ca**



Moore's Agri-Trade Ltd  
Alder Flats, AB  
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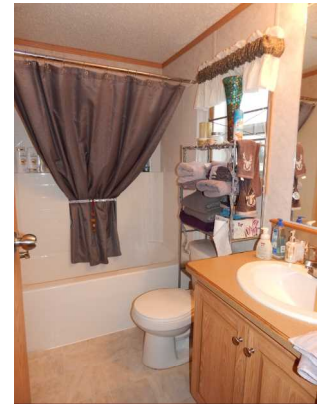


<b>Municipal Address</b>	55219 Range Road 93 WILDWOOD, AB
<b>Home</b>	<p>1216 sq ft 3 bedroom SRI mfg home built in 2008.</p> <p>Spacious &amp; bright kitchen/dining with dual skylights.</p> <p>Living room with vaulted ceiling &amp; laminate flooring.</p> <p>Master bedroom with walk-in closet and 4 piece bath with jetted tub/shower unit.</p> <p>Two additional bedrooms and 4 piece main bath off front entry and living room</p> <p>Vinyl siding, asphalt shingles., vinyl skirting.</p> <p>Foundation: concrete pilings 10+ feet (rebar reinforced).</p> <p>Deck is not attached to home (free floating). On pressure treated 6x6 posts piled in below frost line.</p>
<b>Goods Included</b>	Stove, dishwasher, reverse osmosis unit (under kitchen sink) , 2 ceiling fans, hood fan, storage shed with leantos, wellhouse, livestock shelter, dog house, fire pit ring
<b>Goods Excluded</b>	Washer & Dryer, black water trough.
<b>Services</b>	<p>Power (underground) from main pole, natural gas, septic tank and discharge, drilled well .</p> <p>Water well is in insulated well house. Livestock waterer (50 head) located in pasture with livestock shelter. .</p>
<b>Outbldgs</b>	Storage shed, leant-tos, well house and livestock shelter have been painted to match home finish. New asphalt shingles.
<b>Fences</b>	<p>Fenced on west and south boundary. There is fenced paddock to west of house yard.</p> <p>There is no fence on the east and north of property.</p>





Bright & spacious kitchen - double skylights provide loads of natural light



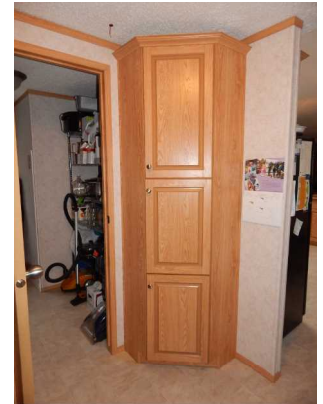
Main 4 pce bath



Dining Area



Laundry & mechanical room -  
Note Washer & Dryer not included.



Corner storage cupboard



Living room - vaulted ceiling, laminate flooring



Corner china cabinet



Master bedroom with walkin closet and 4 piece ensuite - with shower/jetted tub unit







Included: Storage shed with leantos on each side.  
Well house, Livestock shelter, doghouse.



Large front deck

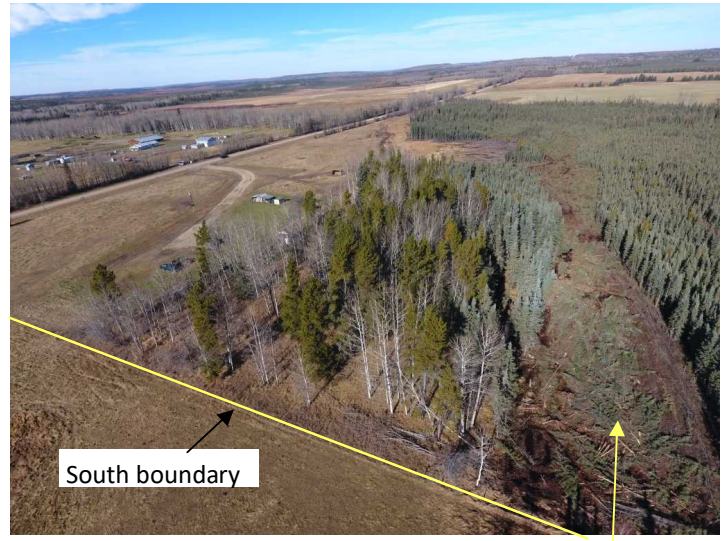


Wide approach driveway - gravelled.





Fenced paddock

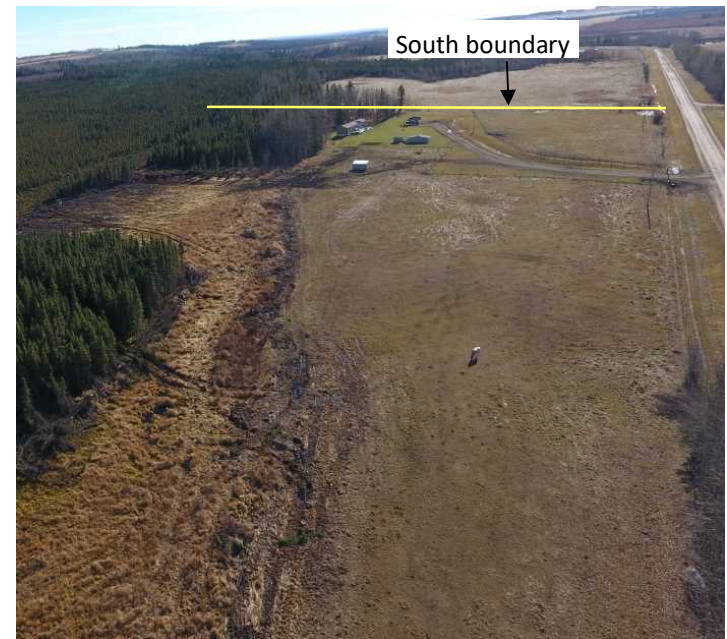


South boundary

East boundary cleared, but not fenced



Included: Storage shed with leantos on each side. Well house  
Livestock shelter, doghouse.



South boundary