



## 1318 TWP RD 522 Rural Parkland County AB

\$440,000

Opportunity awaits! This 4.99 acre parcel is only 11 km out of Stony Plain and features picturesque rolling land with a quaint 1950's farmhouse all ready for your imagination. Tree lined driveway brings you to the farmhouse which features 3 bedrooms -2 upstairs with sloping ceilings and amazing views. Bright front living room open to good sized eat in kitchen. Also main floor primary bedroom, newer 4 piece bath, and laundry. All of the "heavy lifting" has been done - 320' soft water well with insulated lines & buried pressure tank, Metal roof & eavestrough (2018) furnace (2018) hot water tank (2015), D/W and microwave (2021), shed (2022), engineered garage pad (2023). Add in the views- and the land -it's all here - fenced at rear - with pasture, corral, waterer all ready for your animals. There's even a chicken coop. Plus garden with raised beds all ready for you. No garage yet but there's an engineered gravel pad just waiting. Some pictures have been virtually staged.

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

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