



174 Pine Lane Conklin AB

\$450,000

HOME WITH HEATED SHOP! This fully furnished 4 bdrm, 2 bath home is located close to TROPHY FISHING LAKES and major oilfield job sites. This home has AIR CONDITIONING and 2 large outdoor decks and an attached storage shed. Two outbuildings are an electrical building and a pump house. Property has a 30x50 heated shop w/14' overhead door, power garage door opener and a concrete floor to store your "toys". TURNKEY home includes all furniture, appliances, BBQ, dishes, linens, etc. Yard is approx. 2 acres with 1.5 acres graveled. Yard lighting and motion sensor lights, plus a row of plug-ins at rear of yard. Excellent wifi and cell service. Newly paved road and sidewalk in front of property, plus a fire hydrant at the property line. New Municipal water & sewer services to property line. Currently being serviced by water cistern and septic holding tank. Conklin has a Multiplex sports facility, convenience store, gas bar, hotel, restaurant and bar.

Listing Presented By:



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