



## 2409 HWY 633 Rural Lac Ste. Anne County AB

\$350,000

FIRST TIMER ACREAGE on over 8.5 ACRES with a fully ready HORSE SET UP incl Cross-fencing, underground heated water, 6-10 Stall HORSE BARN w electricity/water and an upper hayloft with 1300 sq ft! This property is only 20 mins to Spruce/Stony NO GRAVEL. 5 Mins from AB beach for quick convenience, Has 7 outbuildings (many w electricity) A garden area, fully fenced, natural pond for horses to drink + PLENTY of FRUIT BEARING TREES! Cute little House from the 1940's ready for an update. 2 Dormered beds upstairs, one bed on the main floor+A Den, Laundry room, Bathroom, full concrete basement w storage and bathroom potential (hookups ready). Detached Double garage has been converted into 2 more bedrooms + a covered breezeway. Dynamic and Rolling 9 acres could be a totally magical space with differen areas ie: an orchard, chickens, garden, goats..whatever!! Diesel fuel for the house, on a well (water is good), Septic tank and Pump out.PLENTY OF POTENTIAL at this price! Come for a walk, take it in - get the vision!!

Listing Presented By:



Originally Listed by:

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