



31 51205 RGE RD 195 Rural Beaver County AB

\$560,000

Welcome to Lindbrook Estates! This private, treed 3 acres has 30 x 50 SHOP with in floor heat only 35 minutes to the Henday! This 2,863 sq ft home has in floor heat, great room with fireplace and gas log lighter. The upper level has 3 large bedrooms with beautiful vaulted ceilings and 4pc bath. Main level has Master Chef kitchen with gas cooktop, walk in Industrial Cooler and is set up for a second kitchen which makes this a caterers dream and holiday entertainment central for family and friends! Enjoy your morning coffee as the gorgeous view of nature surrounds you from the covered porch or have a fire in the fully serviced gazebo. Shop has built-in shelving, 220v, washroom, new shingles & it's own boiler! Home has new triple pane west windows on main, custom blinds & new dishwasher. Pick your own fruit with 3 apple trees, 2 plum trees, 2 cherry trees and a hops archway! High volume drilled well (city water at the property line). Added Bonus is that this lot backs onto a natural county reserve!

Listing Presented By:



Originally Listed by:

MaxWell Devonshire Realty

CarlaRenneberg@gmail.com

<http://www.RealtyFinder.ca>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215

rsplant@telus.net