



## 51513 RR 132 Rural Minburn County AB

\$338,000

Short drive East of Vegreville, with Minimal gravel, you will find this Gem on 8.25 acres in Minburn County. The 1620 sq' home offers large kitchen, open dining living area, 3 bedrooms (primary bedroom is plumbed for an en-suite) and main floor laundry. Attic can be renovated for extra storage or another room. Upgrades include: some newer windows, 2 hot water tanks in 2007, 2 newer furnaces and air conditioning. Opportunities are endless with all the yard has to offer. 26x30 workshop insulated-wood stove heated-concrete floor-power-12hx18w overhead door, 50x24 4bay shop concrete floor & power, 63x30 shop concrete floor & power, 60x48 grain quanset and numerous smaller buildings. PRIVATE SETTING ... SHORT DRIVE TO ALL AMENITIES!! County Living At Its Best !!

Listing Presented By:



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Homewise Realty

ann@keyrealtor.ca  
<https://www.homewisehomes.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)