



## 5317 TWP ROAD 522 Rural Parkland County AB

\$459,000

Located less than 10 minutes south of Seba Beach, AB, this property consists of 75.07 acres, a 1998 16' wide mobile, pasture - fenced and unfenced, and trees. Ideally set up for livestock complete with approximately 20 acres of predator fencing, auto-waterer, and cross fencing. There is loads of additional room to add more fencing and increase pasture area. The mobile has 3 bedrooms, 2 bathrooms, with new flooring in the primary bedroom, and living room. At 1,205 sq ft, with a large living room, dining and kitchen area, this home is perfect for a growing family. The shingles, pressure tank, deck and skirting have been replaced in the last few years. There is a drilled well, and a second set of services (electricity & natural gas) that are in place on a pad prepped for a high quality tarped quonset. A complete set of the quonset materials are onsite and are negotiable.

Listing Presented By:



Originally Listed by:

Century 21 Hi-Point Realty Ltd

[colin.clarke@century21.ca](mailto:colin.clarke@century21.ca)

<https://colinclarke.c21.ca/agent-homepage>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215

[rsplant@telus.net](mailto:rsplant@telus.net)