



54001 Highway 661 Rural Woodlands County AB

\$249,900

Private & picturesque homestead setting N.E of Fort Assiniboine. Affordable hunting/rec getaway acreage, ready to move right in. Cozy & tastefully decorated 1400 sqft bungalow, located on a beautiful 10 acre treed yard site, with approx 2 acres of grass & option for small pasture. Plenty of new quad trails running through the bush. Fire pit area. Upgrades over the years includes new paint throughout, a new modern bathroom with tiled shower, kitchen cabinets, fixtures & some newer windows. 3 bedrooms on mainfloor. Open kitchen to dining + sunken living room w/ patio doors to nice sized deck. Unfinished basement has a separate entrance and 10' ceilings. Exterior of home has vinyl siding, bored well & large clearing, great for hobby farm ventures. Multiple yard sheds & work shop can easily fit a few toys & is heated w/ wood burning stove. Newer high efficiency furnace. Located on paved road in scenic Woodlands County, only 11 minutes from farm store, cafe, restaurant & direct riding access to the Sandhills.

Listing Presented By:



Originally Listed by:
Sterling Real Estate

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