



## 54010 RGE ROAD 41 Rural Lac Ste. Anne County AB

\$1,389,000

Secluded 160-acre (1/4 section) fully fenced property w/an INDUSTRIAL-BUILT SHOP & spacious 1917 SqFt WALKOUT bungalow overlooking the pastures. Located 7 km north of WABAMUN & 25 minutes west of STONY PLAIN. Currently a bison farm, the land is ideal for cattle, horses, or other livestock. Enter through industrial-scale steel gates & follow the tree-lined driveway. The shop includes two sections (60' x 36' & 60' x 16'), a newer boiler heating system w/in-floor heat, 14' x 14' doors, polyaspartic flooring, & a shop bathroom. The home features 3 bedrooms upstairs, 1 bedroom plus a den downstairs, ICF construction & foundation, 10' ceilings on the main floor, granite counters, high kitchen cabinets, a wood-burning stove, heated floors in the basement & garage, newer boiler systems, a hybrid metal roof, & a no-maintenance steel-framed deck. The entire property is perimeter-fenced w/page wire or 4-strand barbed wire & multiple paddocks. Drilled well for water & septic tanks & discharge for sewer.

Listing Presented By:



Originally Listed by:

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