



## 240065 TWP ROAD 472 Rural Wetaskiwin County AB

\$570,000

Build your own Yellowstone!! This remarkable acreage property is sure to impress any discriminating horse enthusiast with 33 acres in a prime location that has paved access to the subdivision. Property is mostly fenced and security gated. 20 minutes from YEG. Excellent blend of pasture and trees! The best potential build site is tucked in the back of the property, is very private and has views of the stunning Pipestone creek valley. Drone pictures are worth a thousand words! The property is currently home to a nicely renovated 1995 manufactured home that underwent extensive renovations in 2019 including a new 2 tiered deck, vinyl siding and skirting, laminate floors, shingles, hot water tank and furnace. The kitchen has brand new fridge and stove and a living and dining area that face West for some gorgeous Alberta sunsets. The home has 2 nice size bedrooms and 4 pc bathroom at one end and a huge primary suite with its own 4 pc bath at the other! Versatile porch! Creekside campsite! Riding trails!

Listing Presented By:



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