



Rural Parkland County Alberta

\$549,000

WOODBEND CRESCENTS- 3.10 Acres on Pavement. Rare Locale Just East of HWY 60 on Township Road 514. Quick Commute to Edmonton, Nisku, EIA & Acheson. Property Has Been Landscaped by Nature with a Perimeter of Mature Trees & Offers Much Seclusion Without Isolation. Perched Atop The Rolling Countryside. This Property Presents Unique Restoration Potential for an Enterprising Homeowner or Investor with Vision & Imagination. Existing Residence & Outbuildings Feature Great Bones & Classic Character. FEATURES: New Septic Tank & Field System- 2023. Drilled Well-2005, With Abundant Supply, Flow & Recovery Rates. Shingles- 2007. Approx 2698 Total Sq. Ft on 2 Levels Plus a Massive 3 Season Sunroom-Approx 22'x19'. Triple Detached Garage Approx-32'x24'. Detached Heated Workshop-Approx 24'x14' Plus Multiple Sheds. Large Screen Enclosed Deck. Mature Yard Site is Overgrown But Offers Great Potential in a Private Setting. Unique Opportunity to Create Value In a Rare Location! Property is Being Sold "As Is" " Where Is" (id:6769)

Family room 4.15 m X 4.39 m

Recreation room 6.1 m X 4.4 m

Storage 2.61 m X 0.93 m

Storage 1.21 m X 3.12 m

Living room 4.5 m X 5.21 m

Dining room 2.29 m X 3.63 m

Kitchen 4.44 m X 3.63 m

Primary Bedroom 4.24 m X 4.45 m

Bedroom 2 4.24 m X 2.46 m

Bedroom 3 4.27 m X 3.02 m

Sunroom 6.85 m X 5.97 m

Listing Presented By:



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