# Edmonton Alberta

$1,400,000

Rare opportunity to own a 46 acre Hobby Farm within city limits featuring TWO residences & incredible infrastructure! This property generates $4000.00 a month income. The charming bungalow offers laminate flooring, updated kitchen with newer cabinetry & skylights, bright living room, 2 bedrooms and renovated through out. The finished basement adds a family room, bedroom & updated 3 pc bath. The second residence is a 2006 (20x76) mobile home with 3 pressure-treated decks, spacious kitchen/dining area, living & family rooms, 2 bedrooms & full bath. Roof replaced on house 2024, garage 2022 and mobile 2025. Outbuildings include a 30x26 detached garage, partially enclosed machine shed, 48x57 pole shed, 32x31 horse shelter & 3 storage buildings. Corral system with 3 pens, auto waterer, dugout, plank fencing & yard light. Each home has its own well & septic. Excellent location,quick access to Edmonton & Fort Saskatchewan! (id:6769)

Family room Measurements not available
Bedroom 3 Measurements not available
Living room Measurements not available
Dining room Measurements not available
Kitchen Measurements not available
Primary Bedroom Measurements not available
Bedroom 2 Measurements not available

Listing Presented By:

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RE/MAX Excellence

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