



## Rural Parkland County Alberta

\$574,900

BRAND NEW 30'x40' SHOP! Hobby Farm/Equestrian plans? Experience acreage living on 3.29 private acres, just 5 km west of Blueberry School! A gated, tree-lined drive welcomes you to this fully fenced property with an excellent horse setup featuring cross-fencing, 3 pastures, riding arena, lean-to & 2 stalls. The impressive NEW 30'x40' SHOP with 12' overhead door offers incredible space for vehicles, toys, equipment, storage or hobbies. This charming rustic bi-level offers over 2,200 sq ft of living space with 4 bedrooms & 1.5 baths. The renovated kitchen features newer S/S appliances, gas stove, breakfast nook & formal dining area. Enjoy the sunken living room with built-in TV cabinet, barn doors & south-facing window. Updates include newer windows, baths (2020), HWT (2020), H/E furnace & pressure tank (2022), septic tank & field (2022), plus shingles (2014). Rough In basement bath. Private, peaceful & perfectly set up for country living, horses & hobbies! (id:6769)

Family room Measurements not available

Bedroom 3 2.94 m X 4.03 m

Bedroom 4 3.94 m X 3.04 m

Laundry room 2.62 m X 3.5 m

Recreation room 4.47 m X 5.19 m

Storage 3.88 m X 5.03 m

Utility room 2.58 m X 1.84 m

Living room 4.98 m X 4.82 m

Dining room 4.99 m X 3.61 m

Kitchen 3.06 m X 3.37 m

Primary Bedroom 3.82 m X 3.56 m

Bedroom 2 3.05 m X 3.26 m

Breakfast 3.11 m X 3.02 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



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