



Rural Parkland County Alberta

\$849,900

12 acre horse property less than 10 minutes from Edmonton/Devon, and under 30 minutes to the Edmonton International Airport. The raised ranch-style home needs your TLC and will be worth the effort when factoring in the prized location, 30' x 30' attached garage, triple-pane windows, new roof (2023), new water purification system (2025), and Horse facilities that include a 3 stall barn and fenced paddock with shelter. The homes upper level features 3 bedrooms, a large living and dining room with sliding doors to the serene wrap-around deck tucked in the trees. The walkout basement has a bedroom, bathroom, and family room with pool table (included). Other updates completed since 2025 include the upper level bathrooms, HWT, pressure tank, and the gorgeous driveway gates. Recently replaced appliances consist of the LG refrigerator (2026) and front load Whirlpool washer and dryer (2025), and electric range in 2024. Located in the desired subdivision of Woodland Park. (id:6769)

Family room 4.58 m X 5.06 m

Bedroom 4 3.96 m X 3.39 m

Bedroom 5 2.86 m X 3.84 m

Recreation room 4.25 m X 7.63 m

Laundry room 2.99 m X 3.16 m

Utility room 3.31 m X 1.74 m

Living room 4.7 m X 5.33 m

Dining room 4.26 m X 3.21 m

Kitchen 4.69 m X 4.81 m

Primary Bedroom 4.16 m X 5.21 m

Bedroom 2 4.1 m X 3.66 m

Bedroom 3 3.06 m X 3.08 m

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