



## Rural Parkland County Alberta

\$1,495,000

Discover this expansive country home situated on 78.83 acres with incredible development potential! The property previously held a county agreement and permit for up to 183 camp sites (30% of the development started), located in a treed area (please note that these permits have since expired). The home is designed for energy efficiency, featuring 13 ICF 'logic block' walls. It is conveniently located just 1.2 km north of the hamlet of Tomahawk, which offers amenities such as gas stations, a store, a bar, and a school(K-9). Additionally, it's only 15 km south of Seba Beach, located on the west end of Wabamun Lake. The house boasts an impressive 5,430 sq-ft single-floor bungalow. Additional features include: - Garage #1: 6 stalls (24 x 75 ft) - Garage #2: 3 stalls (24 x 36 ft) - Plus, a 48' x 56' concrete pad ready for another outbuilding. - 2 drilled wells Enjoy nearby horse and trail riding, as well as access to local registered quad and snowmobile trails! Tons of potential (id:6769)

Living room 8.1 m X 25 m

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom 6.54 m X 3.6 m

Bedroom 2 6.4 m X 3.8 m

Bedroom 3 6.45 m X 4.19 m

Bedroom 4 6.5 m X 4 m

Bedroom 5 6.5 m X 4.05 m

Laundry room Measurements not available

Office Measurements not available

Storage Measurements not available

Utility room Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 Leading

<http://www.dwighthayes.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net