



Rural Parkland County Alberta

\$397,000

This is the acreage dream most people think they can't afford -- a cute little house, 2 acres, and a small hobby farm already up and running, with the town of Wabamun just minutes away. A fenced pen stocked with egg-laying chickens, ducks, and roosters, a greenhouse frame ready for your garden, and a built-in firepit for evenings under the stars. This 1000 sqft home has 2 bedrooms, a 3pc bath, a lovely living room with wood-burning fireplace, and a great kitchen with built-in appliances, center island, and separate dinette. Plus, all the big ticket items have already been replaced -- the furnace & hot water tank (2023), a new well, and metal roof ensure your focus can be spent elsewhere. And then there's the lake -- a short five minute walk meaning paddleboard sessions before work in the summer, the Sailing Club to indulge in your sailing hobbies, casting a line out on warm evenings, and ice fishing all winter long. If you've been dreaming about slowing down and actually living -- this is your entry point. (id:6769)

Living room 4.2 m X 6.27 m

Dining room 2.75 m X 1.85 m

Kitchen 2.75 m X 5.3 m

Primary Bedroom 3.49 m X 4.86 m

Bedroom 2 3.94 m X 3.07 m

Listing Presented By:



Originally Listed by:
RE/MAX PREFERRED CHOICE

<https://www.ianandchantel.com/>



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