



Rural Parkland County Alberta

\$1,295,000

Pride of Ownership! 68.27 acre Wabamun Lake, HWY 31 property, zoned Country Residential w/ acreage development potential just off Edmontons premier lake. Auto Shop w/ wash bay 40x40, Carpentry Shop & Storage 26x40, Cold Shop 40x28 w/ 14door, 80x24 3 sided Machine Shed, serviced site for modular & more. Run 24 cow/calf pairs between 3 fenced fields, runway, pens & ramp; w/ 2 cattle waterers. 1430 sq ft farmhouse bungalow with fully finished walkout & wrap around deck (w/ exterior sunroom w/ gas fireplace) welcomes you into the home with room to hang your coat & remove your boots. Mn flr laundry & bathroom to the side. Handcrafted eat in kitchen w/ generous storage & counters & views to yard accessing deck & living room. Primary w/ en suite has access to rear deck, 2 additional bedrooms, 3 full baths. Mn flr & lower level woodstoves. Recreation at your doorstep! Imagine private family retreats, w/ swimming, boating, fishing, golfing year-round outdoor enjoyment. Enormous potential here! (id:6769)

Family room 8.59 m X 4.07 m

Bedroom 3 2.56 m X 5.32 m

Living room 4.23 m X 5.18 m

Dining room 3.18 m X 3.4 m

Kitchen 3.18 m X 3.95 m

Primary Bedroom 2.72 m X 5.7 m

Bedroom 2 2.72 m X 3.45 m

Laundry room 3.6 m X 2.31 m

Listing Presented By:



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YEGPro Realty

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RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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