



Rural Parkland County Alberta

\$350,000

Escape to the peace and privacy of country living on this beautifully treed 3+ acre property, just minutes from Wabamun and the Yellowhead. Surrounded by mature spruce trees, this fully fenced acreage offers space to roam, & has a private stocked trout pond. The 1038 sq. ft. bungalow features 1 bedroom, 1 bathroom.

Additional highlights include a drilled well, septic tanks/field, durable metal roof, fresh gravel driveway, large parking area, steel front gate, & two storage sheds that stay. Whether you're seeking a quiet getaway or a place to call home, this property blends comfort, nature, and country charm just a short drive from Yellowhead Hwy, Lake Wabamun and The Cougar Creek Golf Course. (id:6769)

Living room 6.94 m X 3.45 m

Den 3.2 m X 3.57 m

Dining room 1.54 m X 3.55 m

Primary Bedroom 3.53 m X 3.41 m

Kitchen 4.62 m X 3.55 m

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

<https://tysonmoroz.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.