



Rural Parkland County Alberta

\$399,900

A rare opportunity to own a parcel of land within an hour of the city awaits. Tucked away just west of Gainford this private setting is a blank canvas for someone who is looking for a quiet retreat. With just under 40 acres the opportunity to build a hobby farm awaits. Ample space for gardening and livestock! Become self sufficient! The property has several approaches off the main roadway. There is an opportunity to subdivide and create 2 parcels. The 1,563 sq ft bungalow features upgraded flooring and paint, 3 bedrooms and a large kitchen for entertaining. Enjoy the quiet atmosphere on your private rear deck. The property is fully fenced. The well water is treated with a system that features an iron filter, chlorinator, and reverse osmosis. Upgraded furnace, pressure system and shingles make for maintenance free living. This is not just a piece of land; it's a lifestyle waiting to be crafted. Whether you're looking to escape the hustle and bustle or start a hobby farm, a great opportunity awaits! (id:6769)

Living room 6 m X 4.12 m

Kitchen 5.64 m X 4.14 m

Primary Bedroom 3.78 m X 4.14 m

Bedroom 2 3.11 m X 4.93 m

Bedroom 3 3.78 m X 2.27 m

Office 1.98 m X 2.27 m

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

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



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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