



## Rural Parkland County Alberta

\$545,000

Stunning fully renovated 60 x 40 shop with full size, 1100+ sq ft quality living quarters on just under 10 acres! Just off Hwy 757 & only 5 minutes to Hwy 16. Quick, easy access to pavement for your trucks and equipment transport. Oversized 16x16 door, 8 slab, automatic openers, 2 post lift, jib crane, dual sumps, drilled well and standalone septic, this property has it all for combining your business with comfortable year round living. No expense for comfort spared with full stainless appliances, hardwood flooring, modern A/C, supplemental wood heat AND in floor heat with a steam shower in the ensuite. 2 bed + 2 full bath in the living quarters with extra 2pc bath in the shop area. Outbuildings & 40 x 40 lean to for additional covered storage. Living quarters walls/ceiling re-insulated in 2015. New 32x16 deck last year, very sturdy. New tin roof and stucco approx. 3 yrs ago. Parcel perimeter fenced, scratch that hobby farm itch! Rare opportunity, you won't find many properties that compare to this one. (id:6769)

Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



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