



Rural Parkland County Alberta

\$599,900

SO MUCH LAND! 86 ACRES including 3 PARCELS. Parcel lot lines can be adjusted to anything over 2 acres. 45-ft-wide commercial approach, 30-ft chain link gate & 400 feet of chain link fence. 30-ft wide turn-around driveway, 150 feet long w/ 100x100 ft gravel pad. Power & gas to the property line, water & sewer (tank & pump out) connected. 4 acres cleared; 10-ft-wide quad paths through the trees. Buildings include: 1425 sqft cabin, 1516 sqft workshop and 8x8 shed- all on movable skids. CABIN w/ 768 sqft covered deck: Running water, sewer, heated w/ wood stove & 2 furnaces (propane tank included) and powered by commercial diesel generator (included). Two full bathrooms & two bedrooms including a large owner's suite w/ 5-pc ensuite w/ soaker tub. WORKSHOP: powered by included generator, unconnected wood stove, garage door, work benches, shelving and plenty of workspace. Outside: large brick patio w/ fire pit. Loads of potential with this property. Steps to Duffield, 10 mins to Wabamun, 20 mins to Stony Plain. (id:6769)

Living room 3.51 m X 8.6 m

Bedroom 2 3.54 m X 4.15 m

Primary Bedroom 5.52 m X 6.59 m

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

<http://www.soldoncarson.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

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