



## 261081 HWY 616 Rural Wetaskiwin County AB

\$299,900

**BUDGET FRIENDLY! FENCED FOR HORSES! OUT OF SUBDIVISION! QUICK ACCESS TO LEDUC & MILLET!**

Looking for the ideal starter acreage? Room for the dogs to roam? Add a future shop or garage? This 1452 sq ft 3 bed, 1 bath cozy bungalow on 2.45 acres is perfect for those looking to simplify life & build equity in the country! Fully fenced w/ dog run, the yard is well maintained with several outbuildings, watering line for the horses, & fire pit & play space for the kids. Inside you are greeted w/ porch, pine themed kitchen w/ eat in dining area. Functional living room w/ wood burning stove for the cold winter nights, large windows, 3 bedrooms, 4 pce bath & spacious storage room which can be converted back to a single attached garage if desired. Vinyl siding & windows, tin roof, & mix of hardwood, laminate & vinyl flooring; durable long lasting bones! Grow your own garden, bring the animals, and enjoy simple country life!

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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**RE/MAX ELITE**

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