



2306 TWP ROAD 540 11 Rural Lac Ste. Anne County AB

\$1,023,000

Opportunity Knocks! Haskap Berry Farm 3,000 planted bushes, currently yielding approximately 11,000 lbs with a potential for 18,000.00 of produce per year. This beautiful, nearly 6.0 Acre parcel can have you earning income right from the start. All paved roads to Edmonton and Area. Separate building holds a 750 sq ft AHS certified Commercial Kitchen. Live in a Spacious 1900+ sq ft modular bungalow. 3 bedroom 2 bath. Broad Foyer, Den with elegant French Doors, Livingroom opens to the dining room that easily seats 14. The Kitchen boasts solid maple cabinets, all stainless-steel appliances, farm sink, Italian commercial grade gas stove, and backsplash to ceiling. Huge pantry and mudroom with upright freezer. Large master bedroom includes an ensuite with double sinks, his and her walk-in closets. 30' x 40' garage and workshop. Fenced and cross fenced for horses and dogs. Fall in love with Country living. Drone footage - <https://drive.google.com/file/d/1BspxLN62UGikRc9-kactWNcMR-TRZPVa/view>

Listing Presented By:



Originally Listed by:
Century 21 Leading

angela.kostiuk@century21.ca
<https://angela-kostiuk.c21.ca/>

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000
Fax:
executive@eliterealestate.ca