



## 2 241016 TWP RD 474 Rural Wetaskiwin County AB

\$1,149,000

COUNTRY LUXURY, 7 min SE of Millet. Picturesque 2.56 ACRE LOT off paved rd. 2050 sqft WALK-OUT BUNGALOW features ICF walls, HARDWOOD FL, 10ft CEILINGS & GAS FP. Kitchen w/ CORIAN counters, Irg ISLAND, & S/S APPL. Covered (44'x16') MAINT-FREE DECK w/ FP. Primary boasts HIS & HERS ENSUITES & WI closets. 2 addl BEDS, full bath, & laundry are perfect for family. FULLY DEVELOPED BSMT features a REC ROOM w/ ENGLISH PUB & private 2 BED/1 BATH w/ 2nd KITCHEN! WALK-OUT onto covered (48'x16') stamped concrete PATIO. 9' ceilings & IN-FL HEAT. Forced air furnace & A/C. Finished in HARDY PLANK SIDING & 30x25 DBL ATTACHED GARAGE w/ 10' doors, flr drain, & in-floor heating. 30'x60' drive-thru SHOP is fully finished & heated w/ 14' doors, HOIST, shelving, metal roof, drainage & water supply! LANDSCAPED YARD features lots of trees, 4 x 30 amp RV PLUGS, 2 RV DUMPS, natural gas hookups & fire pit w/ wired stereo & wireless dog run. Well water, Tank & field septic sys. EASY ACCESS to HWY 2A for a quick commute to Edmonton.

Listing Presented By:



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