



233040 TWP ROAD 473 Rural Wetaskiwin County AB

\$339,000

So many possibilities!! This private 7.39 acres with 2 homes, a shop and mature private yards is in a very desirable location with an easy commute to Leduc, Millet and Wetaskiwin. Coal lake is approx a mile away! There is a 1974 mobile home with a wood stove and a fresh furnace cleaning, new pex water lines, and is ready for you to personalize with updates to the interior. There are 3 water wells, two separate yards and driveways (rent one out and live in the other), and numerous outbuildings with power, including a large shop on a grade beam (needs finished). The land is perfect for horses and a hobby farm. The 1955 farm house has had some updates including blow in insulation, the walls have had exterior insulation board added, the basement is damp and will require work. This property does require a handyman and is a fixer upper with lots of the hard work already started. The possibilities for this property are endless. The property will be sold as is with no warranties or representation.

Listing Presented By:



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