



## 243023 TWP RD 474 Rural Wetaskiwin County AB

\$585,000

COUNTRY CHARMER! OUT OF SUBDIVISION! MULTIPLE SHOPS! Mature trees? Paved to the driveway? Updated septic tank (2019)? Minutes to Millet? This 1753 sq ft 6 bedroom, 3 bath, well maintained bungalow on 12 acres is ready for your finishing touches! Double attached garage leads into your laundry space, w/ Large L shaped kitchen & island w/ eat in dining space. Formal dining / office space connects to the family room, w/ gleaming hardwood, electric fireplace, & large south facing window. 3 main level bedrooms, including the primary bed w/ 3 pce ensuite, 4 pce bath. The basement is huge! 3 more large bedrooms, rec room, 3 pce bath, work space to tinker / storage, & walkout access to the yard! Outside is an oasis of serene spruce & deciduous trees, shrubs, and large garden for the green thumb! 40' x 80' shop w/ dirt floor & 12' high door, additional wood working shop for projects, garden shed, & room to bring the horses out back! A rare package; a must see!

Listing Presented By:



Originally Listed by:  
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