



Rural Parkland County Alberta

\$1,450,000

NOT YOUR TYPICAL ACREAGE, just 5 minutes from Edmonton! NOT in a subdivision, this rare 5-acre property combines country living, exceptional space and a unique income opportunity. The meticulously maintained 1,874 sq. ft. bungalow offers 4 bedrooms, 3 bathrooms, renovated kitchen and baths, new luxury vinyl plank flooring, bright sunroom, open-beam ceiling, wood-burning fireplace and finished walk-out basement. Outside features include a fenced residential yard, large deck, playground and Arctic Spa hot tub. A 30' x 42' radiant-heated shop with 220V power, expanded triple detached garage and improved Quonset provide outstanding space for hobbies, toys or a home-based venture. Also home to Laneway Getaway, an established, profitable private dog park business with two developed private parks—an exceptional opportunity to combine acreage living with income potential. (id:6769)

Family room 6.9 m X 6.74 m

Bedroom 4 3.31 m X 4.77 m

Laundry room 3.47 m X 4.86 m

Living room 7.26 m X 7.16 m

Dining room 3.61 m X 5.41 m

Kitchen 3.55 m X 4.37 m

Primary Bedroom 3.55 m X 5.36 m

Bedroom 2 3.47 m X 4.15 m

Bedroom 3 3.49 m X 3.27 m

Sunroom 2.32 m X 4.76 m

Listing Presented By:



Originally Listed by:
REMAX River City

<http://www.lorihunt.com/>



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.