



## Rural Wetaskiwin County Alberta

\$639,900

PERFECT RETREAT from city life! 12.6 Private Acres SURROUNDED BY FOREST with a gated entrance.

Located on a QUIET ROAD NEXT TO WIZARD LAKE, less than 40 minutes from Edmonton. MASSIVE SHOP is ready for your projects and sectioned into multiple different spaces, for different uses. 24x48 with Hoist, FULL BATHROOM and heated with furnace. 32x56 with DUAL RADIANT TUBES plus a woodstove & HIGH CEILINGS. 16x48 Cold Storage and 24x16 covered storage that could be closed in. LOTS OF POWER and room to expand. HEAVY DUTY GRAVEL YARD stays clean in wet weather and is well set up for equipment. SEASONAL CABIN WITH SUMMER KITCHEN, private bedroom and wood stove for heat COMES FULLY EQUIPPED and ready to use. Large deck and some nice open spaces are GREAT ALL SUMMER. Small Wood shed adjacent. 16x16 Storage shed for the extra items. HIGH PRODUCING ARTESIAN WATER WELL has endless water. Septic tank and discharge on site. Zoned Country Residential with UPSIDE DEVELOPMENT POTENTIAL. Prime Property is ONE OF A KIND! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



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