



## 462051 Range Road 234 Rural Wetaskiwin County AB

\$1,390,000

PIECE OF PARADISE! MINUTES TO WETASKIWIN! After generations of memories made, this unique property is on the market for the first time! A rare 275 acre package, it is ideal for those looking for terrific cropland w/ privacy of serene ravine views to build your dream home, hobby farm for the horses / livestock, or explore future development opportunities! With approx total 209 cultivated acres to work with located next to the environmental reserve land, you won't find a more secluded parcel to grow your farming empire. Gravel driveway to the original farmhouse, which has been revamped over the years, w/ 2256 sq ft of living space. 3 bedrooms, 1 bath, & eat in kitchen / dining space; large rec room for family gatherings w/ bonus living space upstairs. Unfinished basement w/ laundry & HE furnace. 32' x 48' powered shop w/ concrete floors & 3 overhead doors, 14' interior height; ideal for equipment storage & tinkering on projects. Must be seen to be appreciated, don't miss it! GST may be applicable.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

kevindoyle@remax.net  
<http://kevindoyle.remax.ca/>

**RE/MAX ELITE**

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Phone: 780-406-4000  
Fax:  
executive@eliterealestate.ca