



## 464015 Range Road 234 Rural Wetaskiwin County AB

\$1,375,000

126 GORGEOUS ACRES! CUSTOM CHARACTER HOME! BACKING THE CREEK! FULLY FENCED! Looking for a stunning home, plenty of land, shop, AND only minutes to town? This 1816 sq ft, 4 bed, 3 bath home feat: a METAL roof w/ lifetime warranty, newer engineered hardwood & carpets, S/S appliances, dura ceramic flooring, vaulted ceilings, soaring windows, in floor heating throughout, wood burning fireplace, & more! Plenty of living space for your growing family. Stunning homestead w/ large garden, fully treed & trails to the creek! Shop w/ car hoist & 10' overhead door, tarp shed for RV STORAGE, The perimeter is fully fenced & cross fenced with welded metal fencing throughout the majority of the land; perfect for low maintenance ranching & keeping your animals safe! Remaining cropland is nice #2 soil; rent it out for extra profit or work it yourself! Road allowance to the south for access to the east RAVINE backing section; great future development opportunity! A rare package, don't miss it! \*GST may be applicable\*

Listing Presented By:



Originally Listed by:  
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**RE/MAX ELITE**

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