



## 53131 HWY 31 Rural Parkland County AB

\$1,295,000

Pride of Ownership! 68.27 acre Wabamun Lake, HWY 31 property, zoned Country Residential w/ acreage development potential just off Edmonton's premier lake. Auto Shop w/ wash bay 40'x40', Carpentry Shop & Storage 26'x40', Cold Shop 40'x28' w/ 14'door, 80'x24' 3 sided Machine Shed, serviced site for modular & more. Run 24 cow/calf pairs between 3 fenced fields, runway, pens & ramp; w/ 2 cattle waterers. 1430 sq ft farmhouse bungalow with fully finished walkout & wrap around deck (w/ exterior sunroom w/ gas fireplace) welcomes you into the home with room to hang your coat & remove your boots. Mn flr laundry & bathroom to the side. Handcrafted eat in kitchen w/ generous storage & counters & views to yard accessing deck & living room. Primary w/ en suite has access to rear deck, 2 additional bedrooms, 3 full baths. Mn flr & lower level woodstoves. Recreation at your doorstep! Imagine private family retreats, w/ swimming, boating, fishing, golfing - year-round outdoor enjoyment. Enormous potential here!

Listing Presented By:



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