



## 55431 HWY 777 Rural Lac Ste. Anne County AB

\$479,000

Wow! Where to start? Looking for an acreage with endless possibilities? Your search stops here. 15 acres. 1+1 bedroom bungalow, recently gutted and extensively renovated. Open concept kitchen living/area, large bathroom w/massive soaker tub, and a new deck on the front of the home where you'll be able to enjoy the gorgeous evening sunsets. House has great potential to add an addition, or alternatively, there's plenty of space to build a second home on the property. New septic system, furnace and HWT installed in 2016. Great spot for a home based business, or to start that hobby farm you've always dreamed of. Also included are a 27'x59'x13' high, heated/powered/concrete floor shop, single garage, and 3 additional large out buildings that could be used for storage/livestock/horses or whatever else your heart desires. Paved roads right up to your driveway. Excellent location, 5 mins north of Onoway, 30 mins to Spruce Grove/St Albert, 35 min to Edmonton. Opportunity is knocking, will you answer the call?

Listing Presented By:



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