



## Rural Strathcona County Alberta

\$469,900

Minutes away from Sherwood Park, offering the perfect blend of rural tranquility and easy access to urban amenities. Land: 8 acres of land, including 2 acres of fertile soil that recently yielded a red fife wheat harvest. Outbuildings: A 5-stall barn/shop that's heated and equipped with 220 wiring and a lift perfect for any mechanic. Plus second barn 32x32 hayshed. Haskap Berry Bushes: 95 bushes provide a unique opportunity for a you pick berry operation. House: 1100 sq ft, 2-bedroom house with a cozy wood stove. The maintenance-free deck is perfect for enjoying the outdoors, and new shingles were installed in 2020. Potential: Ideal for a couple starting out or retirees. The property has room for expansion, such as adding a basement. Or build your dream home. This is perfect for someone who appreciates nature, has a passion for mechanics, farming/gardening or just want a peaceful place to call home. or wants to try their hand at a small-scale agricultural venture. Picture-perfect indeed! (id:6769)

Living room 4.96 m X 3.8 m

Dining room 3.9 m X 3.44 m

Kitchen 3.75 m X 3.44 m

Primary Bedroom 4.25 m X 3.55 m

Bedroom 2 3.32 m X 2.51 m

Laundry room 3.42 m X 2.9 m

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca