



Rural Lac Ste Anne County Alberta

\$209,900

Affordable Acreage with Rental Income & Room for Animals Great opportunity to own a well-priced acreage with updates, outbuildings, and rental income potential. The home features a newer mid-efficiency furnace, updated flooring and cabinets, stainless steel appliances, and a Blaze King wood stove (2023). Natural gas has been brought in, along with a new water line and auto waterer in the pens. The property is perimeter fenced, partially fenced for horses, and includes multiple corrals and approx. 7 acres of pasture. The 32' x 28' heated shop has radiant heat, concrete floor, 10' door, lean-to, and includes a compressor and fridge. Also comes with temporary panels, chicken coop, feeders, and a John Deere riding mower. Enjoy southern views from the covered deck and built-in hot tub (leak needs repair). Some TLC needed, but lots of potential here. Currently rented for \$1,650/month--great option for investors or owner-occupiers. Located just 20 mins from Mayerthorpe and 30 mins from Whitecourt. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



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