



## Rural Parkland County Alberta

\$1,350,000

117.51 acres of prime Alberta farmland -- approximately 110 acres arable & cultivated -- plus a solid 1,841 sq ft bungalow & an oversized 44'x32' heated shop. -- everything the industrious family needs to dig in, spread out & truly live free. Built in 1993, this open-concept bungalow offers great bones, vaulted ceilings & spacious living areas centered around a cozy wood-burning fireplace. The functional layout features 5 bedrooms (3 up/2 down) including a primary suite w/3pc ensuite plus 4pc main bath & 3pc basement bath. A laundry chute from the main bathroom adds everyday convenience. Attached 30'x22' garage has high ceilings & a concrete root cellar below. A durable metal roof was installed approximately 10 years ago. The heated shop features 220V power, concrete floors & metal siding--ideal for work, storage or hobbies. With room to grow, work, raise a family & enjoy the outdoors, this is everything the hardworking rural family needs to put down roots. (id:6769)

Family room 4.64 m X 7.9 m

Bedroom 4 3.35 m X 3.37 m

Bedroom 5 4.5 m X 3.01 m

Office 3.07 m X 3.05 m

Laundry room 1.91 m X 5.56 m

Recreation room 5.44 m X 4.21 m

Storage 4.16 m X 3.68 m

Living room 4.74 m X 6.56 m

Dining room 3.28 m X 3.98 m

Kitchen 4.38 m X 3.41 m

Primary Bedroom 8.39 m X 4.57 m

Bedroom 2 3.21 m X 3.67 m

Bedroom 3 3.22 m X 3.58 m

Mud room 4.43 m X 2.16 m

Listing Presented By:



Originally Listed by:

Royal LePage Noralta Real Estate

<https://tysonmoroz.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.