



## Rural Wetaskiwin County Alberta

\$799,000

Opportunity to own a beautiful home & 2.09 PERFECT ACRES in Wetaskiwin County that wraps around the RAVINE and GORGEOUS TREED RESERVE that is the PIPESTONE CREEK as it winds thru Millet and is the natural south border of the Town. Treed perimeter, fenced in WHITE PVC FENCING and lovingly maintained, STEP BACK IN TIME into this 1691 sq. ft. BUNGALOW that offers a FULLY DEVELOPED basement, west SUN ROOM and deck and features a finished TRIPLE ATTACHED GARAGE. Vaulted ceilings, central staircase, FORMAL DINING ROOM, main floor DEN/OFFICE at the front door, 2 bedrooms up and 3 bedrooms downstairs plus 3 bathrooms. Spacious gathering areas in the GREAT ROOM with WOOD BURNING FIREPLACE & LOG LIGHTER & the large lower FAMILY ROOM/GAMES ROOM with WOOD BURNING STOVE! All this and more plus a DRILLED WELL & HOLDING TANK! This UNIQUE LOCATION offers so many possibilities, from simple COUNTRY LIVING with all the amenities the area has to offer to a thriving HOME BASED BUSINESS this could be the PERFECT ACREAGE. (id:6769)

Bedroom 3 4.19 m X 3.3 m  
 Bedroom 4 4.25 m X 3.89 m  
 Bedroom 5 4.02 m X 4.07 m  
 Recreation room 5.69 m X 7.93 m  
 Living room 4.53 m X 4.6 m  
 Dining room 3.57 m X 2.93 m

Kitchen 3.9 m X 3.45 m  
 Den 4.01 m X 3.33 m  
 Primary Bedroom 4.47 m X 4.25 m  
 Bedroom 2 2.95 m X 3.42 m  
 Breakfast 2.93 m X 2.73 m  
 Sunroom 4.94 m X 4.55 m

Listing Presented By:



Originally Listed by:  
 RE/MAX Elite

<http://www.horsepowerranch.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.