



## Rural Wetaskiwin County Alberta

\$499,900

COUNTRY CHARMER! ROOM FOR THE ANIMALS! Looking for a budget friendly acreage with lots of land? This 1299 sq ft 4 bedroom 1 bath classic farmhouse on 34 glorious acres is perfect for the hobby farmer wanting to get their toes wet with rural living! Feat: newer vinyl windows, shingles, vinyl plank flooring, lighting, paint & more! Mature, treed yard site w/ double detached garage, sea cans & semi truck storage containers, older sheds & small barn from the mid century add character & functionality. Inside brings a traditional layout, w/ large entryway & laundry near the entrance. Upstairs brings 3 bedrooms, 4 pce bathroom, U shaped kitchen, dining space, & living room w/ plenty of windows for natural lighting. The basement is partially finished, w/ 4th bedroom, high efficiency furnace, & space to add a 5th bed, bathroom, or use as storage. Gravity fed septic tank & discharge, drilled well. Quick drive to Millet and Wetaskiwin, 20 mins to Leduc. All items on property negotiable! (id:6769)

Bedroom 4 3.24 m X 3.31 m

Living room 3.65 m X 6.72 m

Dining room 3.33 m X 2.32 m

Kitchen 3.35 m X 3.57 m

Primary Bedroom 3.96 m X 3.04 m

Bedroom 2 2.88 m X 2.64 m

Bedroom 3 2.88 m X 3.66 m

Listing Presented By:



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RE/MAX Elite

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