



## Rural Lac Ste. Anne County Alberta

\$1,389,000

Secluded 160-acre (1/4 section) fully fenced property w/an INDUSTRIAL-BUILT SHOP & spacious 1917 SqFt WALKOUT bungalow overlooking the pastures. Located 7 km north of WABAMUN & 25 minutes west of STONY PLAIN. Currently a bison farm, the land is ideal for cattle, horses, or other livestock. Enter through industrial-scale steel gates & follow the tree-lined driveway. The shop includes two sections (60' x 36' & 60' x 16'), a newer boiler heating system w/in-floor heat, 14' x 14' doors, polyaspartic flooring, & a shop bathroom. The home features 3 bedrooms upstairs, 1 bedroom plus a den downstairs, ICF construction & foundation, 10' ceilings on the main floor, granite counters, high kitchen cabinets, a wood-burning stove, heated floors in the basement & garage, newer boiler systems, a hybrid metal roof, & a no-maintenance steel-framed deck. The entire property is perimeter-fenced w/page wire or 4-strand barbed wire & multiple paddocks. Drilled well for water & septic tanks & discharge for sewer. (id:6769)

Bedroom 4 3.35 m X 4.42 m

Living room Measurements not available

Kitchen Measurements not available

Den 3.62 m X 4.85 m

Primary Bedroom 4.87 m X 4.27 m

Bedroom 2 3.35 m X 3.38 m

Bedroom 3 3.35 m X 3.38 m

Laundry room Measurements not available

Listing Presented By:



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