

480073 822 Highway  
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2279089



**\$375,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide	
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b> 1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	None	
<b>Lot Size:</b>	8.01 Acres	
<b>Lot Feat:</b>	Brush, Many Trees, Private, See Remarks	

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	6-48-22-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Block	<b>Utilities:</b>	Electricity, Natural Gas at Lot Line
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	Ride on Lawnmower		

Tucked away on a private 8-acre parcel just 20 minutes east of Millet, this picturesque acreage delivers the peace and space you've been dreaming of. A long, magical driveway leads you home, with mature trees sheltering the property to the north and west, and breathtaking open cropland views stretching to the south and east as far as the eye can see. The 1995 modular home offers 3 bedrooms and 2 bathrooms, including a spacious primary suite with a large ensuite. With major updates already completed, you can move in with confidence—new furnace, hot water tank, water treatment system, eavestroughs and windows (all within the last year), plus the roof redone in 2023. Outside, there's ample room to expand your lifestyle with space to build the shop, barn, or garage you've always wanted—this is country living with the groundwork already done. Bonus—Amazon and UPS deliver to the door!