

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

MLS # A2279089



\$375,000

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

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

Inclusions: 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!