



**454084 Highway 20**  
**Rural Wetaskiwin No. 10, County of, Alberta**

**MLS # A2291332**



**\$1,700,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	6,125 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Carport, Quad or More Attached		
<b>Lot Size:</b>	315.00 Acres		
<b>Lot Feat:</b>	Farm, Lake, Many Trees, Other, Pasture, Private, Treed, Wooded		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Concrete, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	28-45-3-W5
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	Agricultural
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Granite Counters, Open Floorplan		

**Inclusions:** Garden Shed

Rare opportunity to own 315 acres of recreational and development-ready land featuring a 2021 custom built Shop/House (Shouse) by Sorrento Homes with shop structure supplied by Remuda Buildings. The impressive 60' x 80' building. (approx. 4,800 sq ft) includes a 56' x 60' heated shop space with 6" concrete floor, in-floor heat (two zones), floor drain, Three overhead doors, 200 amp electrical service with two panels, and a large concrete apron. The residential portion features a 2 bedroom, 2 bathroom upper living area with open kitchen and living space, granite countertops, 9' ceilings and vinyl plank flooring, along with a lower level with 1 bedroom, 1 bathroom and living area connecting to the shop area(upper living area 1414.86 sqft). Mechanical systems include hot water on demand for the home, a dedicated hot water tank for the shop in-floor heat, air exchange system and central air conditioning. A 24' x 24' carport beneath the living quarters provides additional covered parking and could potentially be enclosed for more shop space. The property also features a private 15 acre "lake" (body of water)with dock, developed RV and camping area with multiple gravel pads, a 20' x 20' outdoor kitchen gathering space, cattle shelters, internal gravel roads, trail systems, rig-mat bridge access and direct Highway 20 access. Utilities include natural gas, power service, septic system (2021) and water well (2021). A unique property offering live-work flexibility, recreational land, and future campground or tourism potential.