



GRASSROOTS
REALTY GROUP

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5132 Twp Rd #505
Rural Parkland County, Alberta

MLS # A2201082



\$1,425,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	159.31 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, Private		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Tomahawk
Basement:	-	LLD:	35-50-5-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Fruits & Vegetables, Hay, Herbs, Hobby Farm

Come live the dream on this picturesque and private 159+ acres located only an hour from the outskirts of Edmonton! There is over 4500sq' of living space in the gorgeous, 5-bedroom, 4-bathroom, 2 story, walk-out bungalow that has been designed with a well-laid-out floorplan perfect for family living. The large north facing entry room welcomes you into the home and has garage access, main floor laundry and an entrance into the huge dining/kitchen area where people are sure to want to congregate. Plenty of room for a large dining table, sitting area and tons of counter and cupboard space that is sure to please both the cook and those lucky enough to gather here. A beautiful wood stove is the heart of this area, and it is also very functional, used for heating, cooking, baking and just enjoying the space (not certified/may be negotiable). If that wasn't enough, there are patio doors that lead to the west facing deck just perfect for those summer evening BBQ's. A spacious living room and large office that both have plenty of natural light along with the east foyer finish off the main floor. Up the expansive staircase you will find a 4pc bath, study, 3 good sized bedrooms and a huge primary bedroom that will become your own private retreat with its large 4pc ensuite and own west facing deck. Downstairs you will find a large rec room, cold room, as well as an additional living area with kitchen, bath, bedroom and its own entrance perfect for anyone that comes to stay. Surrounding the home, you will find even more areas to enjoy family and friends on the multiple large decks, a new pergola and it even has its own huge, covered gazebo area complete with a fire pit. There isn't enough space here to write about the outbuildings that include two huge shops that are situated on a large gravel parking pad with its own separate entrance from the residence. The 87' x 60'

shop has two infrared heaters and 4 overhead doors while the 64' x 60' 3- bay shop has concrete floors, bathroom & laundry as well as an illegal suite upstairs perfect for workers or whatever need you have for it. Massive gardens, livestock shelters, more storage and a combination of hay land and trees give this property endless potential for anything from agricultural, trucking, or mechanical businesses to creating your dream homestead. Don't miss this rare opportunity!