



GRASSROOTS
REALTY GROUP

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**254063 480 Township
Millet, Alberta**

MLS # A2325569



\$575,000

Division:	Millet		
Cur. Use:	Horses		
Style:	Bungalow		
Size:	1,170 sq.ft.	Age:	1946 (80 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	8.90 Acres		
Lot Feat:	Creek/River/Stream/Pond		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum, Vinyl	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Near Town:	Millet
Basement:	Full	LLD:	32-47-25-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ag
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Walk-In Closet(s)		

Major Use: Hobby Farm

After a day spent tending the property or exploring the outdoors, gather around the firepit and enjoy peaceful evenings beneath the stars, where the only sounds are the crackling fire and the quiet of country living. Escape to the peace and privacy of this beautifully treed 8.9-acre acreage just 11 km from Millet, 18 km to Leduc, and only 25 km to Edmonton International Airport. Whether you're dreaming of a hobby farm, a country retreat, or a property with room to grow, this acreage offers an incredible opportunity. The 4-bedroom bungalow features approximately 2338 sq. ft. of total living space. The main level offers two bedrooms, while the lower level includes two additional bedrooms, a spacious recreation room, and a 3-piece bathroom. While the kitchen reflects the home's vintage, it provides a practical workspace and endless potential for a modern makeover. The home is comfortable and functional, providing the perfect opportunity to renovate and add your own personal touch over time. Outside is where this property truly shines. A classic hip-roof barn with a massive hay loft provides excellent space for livestock, feed storage, or future hobby farm operations. Two water wells, a brand-new septic system, mature trees, and exceptional privacy create the ideal rural setting. Several additional outbuildings are also located on the property and are being sold as-is. If you've been searching for an affordable country property with character, usable land, and outstanding potential, this could be the one. Bring your animals, your ideas, and your vision—and create the rural lifestyle you've always wanted.