



GRASSROOTS
REALTY GROUP

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470047 Rge Rd 35
Winfield, Alberta

MLS # A2326455



\$429,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,766 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	9.02 Acres		
Lot Feat:	Farm, Lawn, Pasture, Private, See Remarks, Treed, Wooded		

Heating: In Floor, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt

Basement: None

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: 5-47-3-W5

Zoning: AG

Utilities: -

Inclusions: n/a

Escape to the peace and privacy of this beautiful 9-acre hobby farm, tucked away on a quiet dead-end road. Surrounded by mature trees and a park-like setting with rolling landscape, this property is perfectly set back from the road for ultimate seclusion. The land is fenced and cross-fenced, making it ideal for horses and livestock, and includes a horse shelter and chicken coop, ready for your country lifestyle. The welcoming 1,765 sq. ft. home offers 3 bedrooms, 2 bathrooms, spacious living areas, and efficient in-floor heating for year-round comfort. An oversized, partially insulated garage/shop with durable metal siding and roof provides excellent space for vehicles, storage, or projects. Located just minutes from Winfield and Breton, you'll also enjoy easy access to nearby lakes for fishing, boating, and recreation. A private, well-equipped country property that's ready to make your hobby farm dreams a reality.