



**GRASSROOTS**  
REALTY GROUP

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274043 Township Road 480  
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2330173



**\$850,000**

**Division:** NONE

**Lot Size:** 160.00 Acres

**Lot Feat:** -

**By Town:** Thorsby

**LLD:** 32-47-27-W4

**Zoning:** AG

**Water:** Well

**Sewer:** Open Discharge

**Utilities:** Natural Gas Paid, Electricity Paid For, See Remarks

For the Enthusiast of the Great Outdoors: Escape the hustle and bustle of urban life and immerse yourself in a secluded 160-acre paradise. This treed property boasts a 30+ acre pond, creating a tranquil wildlife sanctuary that is also teeming with waterfowl and an array of bird species. A long, winding driveway leads you to this hidden gem, ensuring privacy and peace. The 40x60 workshop is fully equipped with a forced air furnace, electricity, water hookup, and drain, plus a mezzanine for additional storage. Has ample space for vehicle & outdoor toy storage and/or workspace for projects. The property is fenced, but fence condition is unknown. Numerous trails that wind through the land, have not been maintained recently, so cleanup will be necessary before you can fully enjoy hiking, ATV riding, or horseback riding adventures. Just minutes away from Wizard Lake (boat launch on north side). Plus, you're only a 45-minute drive from Edmonton International Airport. Although the garden area is currently overgrown, it is home to flourishing flowers, saskatoon berries, and lilacs, offering a glimpse of its potential. Property is fully serviced with natural gas, power, water well & sewer. Selling as vacant land as the home sustained significant fire damage, rendering it uninhabitable