

# Agribusiness For Sale

3,916 Sqft - 14202 TOWNSHIP RD 563, Rural  
Yellowhead County, Alberta, Canada T7E3X8



**NO PICTURE**



**NO PICTURE**



**NO PICTURE**

## Property [Description](#)

Dont miss this piece of Heaven \*VERY MOTIVATED\* This beautiful 3916 sq. ft. log home, resting on a field fringed by trees, is a nature lover's paradise. It sits on 160 acres with a flowing creek nearby and is nestled between two lakes. A short hike or quad ride takes you to Shiningbank Lake. Look out the windows of the

## Basic [Details](#)

Property Type:	<b>Agriculture</b>
Listing Type:	<b>For Sale</b>
MLS® #:	<b>52004</b>
Price:	<b>\$824,000</b>

house and see everything from elk and moose to sandhill cranes and swans. Approx. 65 acres open in hay. It stands 1.5 stories with a full bath and three bedrooms upstairs, and the main living area with another full bath downstairs. Both a reverse osmosis water system and a water softener are installed in the house. The furnace is natural gas, but to assist with rising costs, there are 2 wood stoves included. Upgrades to the entire house were just completed in 2018. Out buildings include a 1 car log garage and 2 granaries. It is situated half mile off Hwy 32 within 30 min. of Whitecourt and 40 min. of Edson. (id:15472)

Beds: **3**

Baths: **2**

Sq Ft: **3,916 Sqft**

Year Built: **1984**

Lot Area: **160 Acre**

## Location

Street Number: **14202**

Street: **TOWNSHIP RD 563**

Country: **CA**

Province: **AB**

City: **Rural Yellowhead  
County**

Postal Code: **T7E3X8**

Longitude: **W116° 1' 23.6"**

Latitude: **N53° 50' 48"**

## Agent [Info](#)



Klein Group Real Estate

✉ [exclusive@kleingroup.com](mailto:exclusive@kleingroup.com)

604-684-8844 - #204-345 Robson Street Vancouver, BC V6B 0H3

