



# PT OF NE 7-49-4-W5

# \$ 879,000

**SELLER:** DANNY MEARS

**PHONE:**

**ZONE:** 90

**SELLING COM:** 3.5/1.5%

**LOT:**

**BLOCK:**

**PLAN:**

**PC:** TOC2T0

**SUBDIVISION:**

**OTHER LEGAL:**

**POSSESSION:** 30 DAYS/ NEG.

**SHOWING INSTRUCTIONS:** CALL LISTER

**TAXES:** \$ 30 TBV

**SIZE:** 1820 SQ. FT.

**REMARKS:**

This is a true recreational property located only 1 hour west of Edmonton. 30 acre +/- lake fully on property. 30' depth, stocked with trout & includes aeration system for trout. Private island in middle with road access. Ideal for boating, swimming, fishing. Extremely private on dead end road. Property is surrounded by trees, lots of spruce. Tons of trails for walking, great for quads or horse riding. Potential for future subdivision. Four miles to pavement. 1820 sq. ft. shop/barn with office facility, built in 2006, 2 x 6 construction. Living accommodations above. Horse pens. All pastures have water hydrants. \$3500 oil revenue per year. Power, drilled well, tank & gravity sewer, propane, phone all paid. Perfect recreational set up!

**STYLE:** SHOP/BARN

**YR BLT:** 2006

**BASEMENT:** NONE

**FIREPLACE:**

**PARKING:**

**LOT:** 130 +/- ACRES

**LANDSCAPING:** MATURE

**EXTERIOR:** METAL

**ROOF:** METAL

SEPTEMBER 28, 2007



**ROOMS**

**KITCHEN**

8.17 X 3.18

**DINING RM**

4.55 X 3.73

**LIVING RM**

8.92 X 3.73

**MASTER BEDROOM**

3.18 X 3.30

**BEDROOM**

3.03 X 3.30

**BATHS**

1 - 4 PIECE

# RE/MAX<sup>®</sup>

## Real Estate

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