

\$324,000 - 60063 Twp Rd 635, Rural Woodlands County

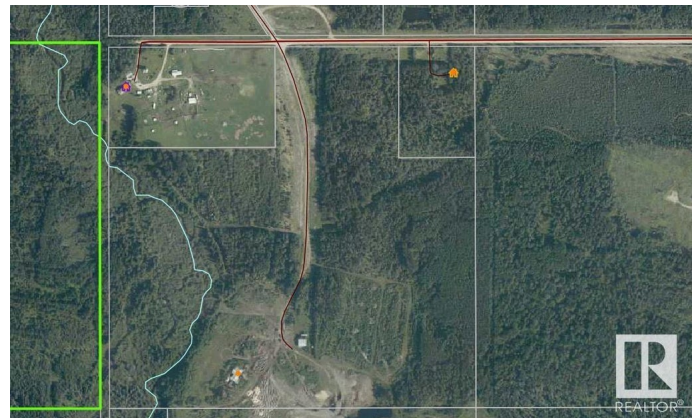
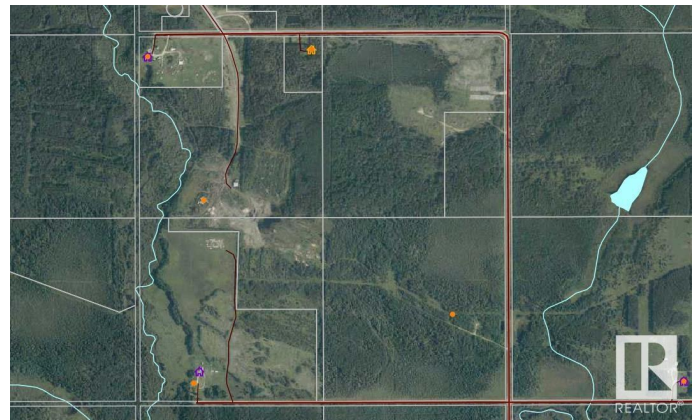
MLS® #E4428797

\$324,000

0 Bedroom, 0.00 Bathroom,
Rural on 172.89 Acres

None, Rural Woodlands County, AB

VERY SECLUDED-VERY UNIQUE PROPERTY. If you're wanting a REC GETAWAY or a PLACE TO BUILD or spot for your ANIMALS...there is a little bit of everything here! It contains a 127.89-acre parcel (NW25) & a 45-acre parcel (SW25), with separate titles but adjoining each other. NEW PERIMETER FENCING with 3-wire (1 electric) with some x-fencing (owner has horses)....Plus a 10' width is cleared & mulched around perimeter fencing. The 127-ac is old Meunier Mill Site complete with the burner & a 40x60 finished SHOP with 16' high ceilings & 2 newer 14' high doors (power was disconnected...but there is a DRILLED WELL next to the shop). Power & n/g are at property line. The large LEAN-TO has concrete pad too! There is a long winding driveway into this PRIVATE area which you can't see from the road (this area has separate fencing). There is a lower area with a CREEK running through it! Access to the 45-ac is currently through the 127-ac but 45-ac has its own approach (currently bush). GST IS APPLICABLE.



Essential Information

MLS® #	E4428797
Price	\$324,000
Bathrooms	0.00

Acres	172.89
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	60063 Twp Rd 635
Area	Rural Woodlands County
Subdivision	None
City	Rural Woodlands County
County	ALBERTA
Province	AB
Postal Code	T0G 1A0

Exterior

Exterior Features Creek, Fenced, See Remarks

Additional Information

Date Listed	April 2nd, 2025
Days on Market	10
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 12th, 2025 at 3:47am MDT