









**RURAL**      **West Meridian 4 Range 25 Township 47 Section 16 Quarter SE LP: \$143,900**

RR2 Millet	TOC 120	<b>Legal Plan:</b> 1320555	<b>Block:</b> 1	<b>Lot:</b> 1	<b>Total Acreage:</b> 2.990		
	<b>Community:</b> None	<b>Status:</b> ACTIVE					
	<b>Zone:</b> Zone 80	<b>Listing ID#:</b> E4250350					
	<b>Nearest Town:</b> Millet	<b>Area:</b> Rural Wetaskiwin County					
	<b>Year Built:</b>	<b>Property Class:</b> Rural Land/Vacant Lot					
	<b>Style:</b>	<b>Building Type:</b>					
	<b>Road Access:</b> Dirt	<b>To Town:</b>					
	<b>Linc #:</b> 0035579425	<b>Agricultural:</b>					
	<b>Directions:</b>						

 [Schedule a Showing](#)

Pins have been placed in all four corners of property, marking the property lines. Please text Sara with your showing time and go direct.

Build your dream home our country escape on the perfect 2.99 acres just outside the city. This private property is not located in a subdivision and truly is the perfect place to escape city life while still maintaining close distance to all your daily amenities. 18 min drive to Leduc, 15 min drive to Wetaskiwin, 7 mins to Millet & just 35 mins to Edmonton. The property has no build restrictions and comes complete with an new 8'X8' storage shed, large vegetable garden and freshly planted trees. There is also a drilled well and power already on the property. This perfect parcel won't last long.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		Dimensions	Lvl	Lvl	SqM	SqFt	Other Rooms
<b>Full Bath:</b>							<b>Living Room:</b>			<b>Main:</b>			
<b>Ensuite Bath:</b>							<b>Dining Room:</b>			<b>UL:</b>			
<b>Bdrms Above:</b> 0						<b>Total Bdrms:</b>	<b>Kitchen:</b>			<b>LL:</b>			
<b># Finished Lvl:</b>							<b>Family Room:</b>			<b>BG:</b>			
<b>Fireplace Y/N:</b>							<b>Den:</b>			<b>Total AG:</b>			
<b>Parking:</b>							<b>Primary Bdrm:</b>						
							<b>Bedroom 2:</b>						
							<b>Bedroom 3:</b>			<b>Frntg X Depth:</b>			<b>X:</b>
							<b>Bedroom 4:</b>			<b>Disclosure Report Y/N:</b>			
							<b>Bonus Room:</b>			<b>Conform:</b>			
<b>Front Exposure:</b>													
<b>Flooring:</b>							<b>Basement:</b>						
<b>Foundation:</b>							<b>Basement Dev:</b>						
<b>Construction:</b>							<b>Exterior:</b>						
<b>Roof Type:</b>													
<b>Features:</b>							<b>Lot Dim Info:</b>						
							<b>Phone Desc:</b>	NONE					
							<b>Sewer/Septic:</b>	None					
							<b>Power:</b>	Paid For					
<b>Goods Incl:</b>							<b>Goods Excl:</b>						

<b>Site Influence:</b>	Airport Nearby, Flat Site, Golf Nearby, Level Land, Not Fenced, Private Setting, Recreation Use, Vegetable Garden, See Remarks	<b>Heat Paid:</b>	None
		<b>Heating</b>	
		<b>Heating Type:</b>	
		<b>Water Supply:</b>	Drilled Well
<b>Out Building:</b>		<b>Water GPM:</b>	
		<b>Depth of Well:</b>	

<b>Virtual Tour:</b>		<b>Ownership:</b>	Private	<b>SRR:</b>	N
<b>Brochure:</b>		<b>Restrictions:</b>	None Known		
<b>Appt Phone #:</b>	780-655-2834	<b>Appt Name:</b>	Sara Goodchild		
<b>Seller Name:</b>	Amrik Singh & Gurjit Dhillon	<b>Appointment:</b>	Must Confirm Appointment		
<b>List Agent:</b>	David K Goodchild - Ph: 780-819-0978	<b>Tax Amount:</b>	\$701.67	<b>Tax Year:</b>	2021
<b>List Agent Email:</b>	david@goodchildproperties.com	<b>Warranty:</b>			
<b>List Office:</b>	RE/MAX Elite - Off#: 780-464-4100	<b>List Agent Web:</b>	http://www.davidgoodchild.ca		
<b>List Agent 2:</b>		<b>List Office 2:</b>			
<b>Listing Date:</b>	6/17/2021	<b>Commission:</b>	3.5% and 1.5%		
	<b>Expiry Date:</b>				
	9/30/2021				

<b>Title to Land:</b>	Fee Simple	<b>Occupancy:</b>		<b>Possession:</b>	Immediate	<b>DOM:</b>	4
<b>Pending Date:</b>		<b>Sold Date:</b>		<b>Adjustmnt Date:</b>		<b>Sold Price:</b>	
<b>Buyer Office:</b>				<b>Buyer Office 2:</b>			
<b>Buyer Agent:</b>				<b>Buyer Agent 2:</b>			