

## \$450,000 - 174 Pine Lane, Conklin

MLS® #E4393456

**\$450,000**

4 Bedroom, 2.00 Bathroom, 1,167 sqft  
Single Family on 2.23 Acres

Conklin, Conklin, AB

**HOME WITH HEATED SHOP!** This fully furnished 4 bdrm, 2 bath home is located close to TROPHY FISHING LAKES and major oilfield job sites. This home has AIR CONDITIONING and 2 large outdoor decks and an attached storage shed. Two outbuildings are an electrical building and a pump house. Property has a 30x50 heated shop w/14' overhead door, power garage door opener and a concrete floor to store your "toys". TURNKEY home includes all furniture, appliances, BBQ, dishes, linens, etc. Yard is approx. 2 acres with 1.5 acres graveled. Yard lighting and motion sensor lights, plus a row of plug-ins at rear of yard. Excellent wifi and cell service. Newly paved road and sidewalk in front of property, plus a fire hydrant at the property line. New Municipal water & sewer services to property line. Currently being serviced by water cistern and septic holding tank. Conklin has a Multiplex sports facility, convenience store, gas bar, hotel, restaurant and bar.

Built in 2016

### Essential Information

MLS® #	E4393456
Price	\$450,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,167
Acres	2.23
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	174 Pine Lane
Area	Conklin
Subdivision	Conklin
City	Conklin
County	ALBERTA
Province	AB
Postal Code	T0P 1H1

### **Amenities**

Amenities	Air Conditioner, Crawl Space, Deck, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking	Shop

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Furniture Included, Garage Opener, Satellite TV Dish, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	See Remarks, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, No Back Lane, Not Fenced
Roof	Asphalt Shingles

Construction	See Remarks, Vinyl
Foundation	Piling

### Additional Information

Date Listed	June 19th, 2024
Days on Market	390
Zoning	Zone 60



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