



**42042 464 Township , Winfield, Alberta - \$399,000**



## Property Description

This charming private cottage offers over 1,100 square feet of cozy living space, perfectly nestled on a completely fenced 4.99 acres of a beautiful mix of treed and open land. With a wood exterior, a south-facing veranda, and a sunny back deck, the home offers both rustic charm and the perfect setting to enjoy all that nature offers in any season. Inside, the cottage features one spacious bedroom, two bathrooms, and an upstairs den that can easily serve as a guest room, home office, or quiet retreat. The interior is finished with modern touches that complement the natural surroundings. The property is well-equipped with three storage sheds, a tarp shelter, and covered wood storage, making it ideal for both year-round living and weekend getaways. With 200-amp electrical service, the home is RV-ready and has the capacity for future expansion or additional amenities. Located just over an hour from both Edmonton and Red Deer, and only 20 minutes from Pigeon Lake and Twin Lakes, you'll enjoy quick access to boating, fishing, swimming, and local shops and services. This is a rare opportunity to own a private, peaceful retreat without sacrificing modern convenience or proximity to recreation and amenities.

## REALTOR Referral



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Royal LePage Tamarack Trail Realty*