

## Shop with Home on 1.16 acres



\$ 515,000



6960 W Colony Dr, Wasilla, AK 99623

- » Beds: 4 | Baths: 1 Full, 1 Three-Quarter
- » Single Family | 2,240 ft<sup>2</sup> | Lot: 50,530 ft<sup>2</sup> (1.16 acres)
- » Large 1200SF shop with 2 12 foot overhead doors!
- » Nice 2240 SF home with two living spaces and 4 LARGE Rooms
- » Large kitchen with LOTS of storage and working space
- » More Info: 6960WColonyDr.IsForSale.com



Patricia O'Neil  
Associate Broker, Keller  
Williams of Wasilla  
(907) 671-7744  
patriciaoneilak@pm.me



Keller Williams Realty Alaska Group Of Wasilla  
621 S. Knik-Goose Bay Rd  
Wasilla, AK 99654  
(907) 864-6500

HUGE 1200 SF shop w/(2) 12 ft overhead doors, storage/workshop space. Practical home w/ lg living spaces. 1.16 acre private, treed lot. Quiet neighborhood in Settlers Bay. Great room w/ large windows & vaulted ceiling. Large kitchen w/tons of storage. New roof on home. New septic tank. New rear back deck w/stairs. New exterior & interior paint, New furnace. New carpet upstairs & new LVP in baths.

New shower installed downstairs. The big ticket items are new and waiting for YOU!

Lots of parking space for toys and space to turn trailers around IN YARD! Shop is deep enough to fit a trailer. There is a bonus space downstairs that could be used as an office, craft room, den, gaming.

(New forced air furnace is scheduled to be installed next week)

