

# **\$495,000 - 280010 Twp Rd 452 Township, Rural Wetaskiwin No. 10, County of**

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MLS® #A2161313

**\$495,000**

2 Bedroom, 1.00 Bathroom, 1,288 sqft  
Residential on 10.00 Acres

N/A, Rural Wetaskiwin No. 10, County of, Alberta

This is the acreage you have been waiting for; a Treed, Private, and Quite survival acreage. Property is approximately 5 acres priced at \$495,000. Property is being sold subject to subdivision from quarter section. 1288 sq. ft. main floor plan offers a great room, office, 2 bedrooms and 2 bathrooms on the main floor. With a relatively minor modification the large country kitchen can accommodate a larger freezer/ fridge with water and ice, if that is something you would like to have. There is a 9 X 15 deck off the living room that looks onto a park like setting. The basement has a separate entrance, walls sheeted with plywood and would make a great storage area for canning and storing canned goods and vegetables. The existing floor plan layout has been designed to accommodate 2 bedrooms, 2 bathrooms a kitchen, 2 cold rooms, storage and a large living room. Upgrades include hardwood flooring and tile throughout most of the main floor, Coleman furnace, water heater and upgraded electrical. Plumbing is copper with upgraded abs drains. For immediate possession, you can rent the acreage with a fixed purchase price until the subdivision is completed. Once the subdivision is completed remove the subdivision condition and you are good to go. Only 9 miles to Village of Pigeon Lake, 3 km to Red Mound Municipal campground 26 miles to Gull Lake



Built in 1978

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2161313                         |
| Price          | \$495,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,288                            |
| Acres          | 10.00                            |
| Year Built     | 1978                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 280010 Twp Rd 452 Township         |
| Subdivision | N/A                                |
| City        | Rural Wetaskiwin No. 10, County of |
| County      | Wetaskiwin No. 10, County of       |
| Province    | Alberta                            |
| Postal Code | T4J 1R4                            |

## Amenities

|           |   |
|-----------|---|
| Utilities | Electricity Connected   |
| Parking   | Driveway, Front Drive, Off Street, RV Access/Parking, Unpaved |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Separate Entrance, Wood Windows |
| Appliances        | Electric Range, Stove(s)                        |
| Heating           | Forced Air, Propane                             |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished                        |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Yard                                       |
| Lot Description   | Back Yard, Garden, Many Trees, Pasture, Private, Secluded, |

|              |                    |
|--------------|--------------------|
|              | Subdivided, Wooded |
| Roof         | Asphalt            |
| Construction | Wood Frame         |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2024 |
| Days on Market | 232               |
| Zoning         | ag                |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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