



**GRASSROOTS**  
REALTY GROUP

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**271054 Township Road 465**  
**Rural Wetaskiwin No. 10, County of, Alberta**

**MLS # A2230397**



**\$849,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,878 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	17.79 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Many Trees, Past		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	35-46-27-W4
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** Swim Spa

This beautifully updated 17.79-acre property offers the perfect blend of peaceful country living and convenient access, located just off Highway 2 and under an hour from Edmonton. A long, tree-lined driveway welcomes you in and leads to a fully fenced yard—ideal for pets and children—offering both privacy and functionality. Inside, the home was extensively renovated in 2021, featuring all-new flooring on the main level, a custom staircase with handcrafted railing, and a striking gas fireplace with ledgerstone that stretches from floor to ceiling. The kitchen boasts imported custom cabinetry from Germany, updated stainless steel appliances, granite countertops, and a feature island with a unique integrated wood eating bar. The open-concept layout flows beautifully into the living room, with a separate dining area for formal meals or family gatherings. The primary bedroom is located on the main floor and includes an ensuite with a custom walk-in shower. Large south-facing windows flood the home with natural light, creating a bright and inviting atmosphere throughout. Step outside and enjoy the custom stamped concrete patio, complete with a firepit area and a swim spa—perfect for relaxing or entertaining. The home also features new windows on both the main and upper levels, as well as fresh wood composite siding installed in 2021 for enhanced durability and curb appeal. Just steps from the house, you’ll find a spacious gazebo, perfect for outdoor dining or quiet evenings. The land is surrounded by natural beauty and offers ample room for horses, livestock, or recreational use. A 24' x 32' detached garage, also updated with composite siding, and an additional shop provide excellent space for vehicles, tools, and equipment. For those interested in hobby farming, an extra barn or kennel is ready to support your vision. Practical upgrades include two water wells

and a cistern tank added to the house for extra water storage when needed. Whether you're seeking a peaceful retreat, space for animals, or a place to enjoy the outdoors, this turnkey acreage offers it all—style, functionality, and the freedom of rural living with city access just a short drive away.