



**GRASSROOTS**  
REALTY GROUP

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**462049 Range Road 33**  
**Rural Wetaskiwin No. 10, County of, Alberta**

**MLS # A2233610**



**\$1,099,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,347 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	136.43 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Many Trees		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Fireplace(s)	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Partially Finished	<b>LLD:</b>	15-46-3-W5
<b>Exterior:</b>	Asbestos, Vinyl Siding, Wood Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		

**Inclusions:** -

Looking for Peace, Tranquility, Privacy and Fresh Air in the middle of Mother Nature, you have just found the right place. This house built in 2012, with, 2346+ sq. ft., from three large bedroom, two huge 4pce baths, fireplace, A huge dinning room and a Kitchen that would make a chef feel at home. And all this is on the main floor. The stone fireplace is equipped with its own custom built entertainment center that brings life to 16 x 30 living room. The Primary bedroom has its own custom ensuite as well as having a private office. All the flooring is beautiful hardwood that glimmers in the sun light! With a fully developed basement having a large family room, bedroom and 3 piece bath family and guesses will also feel at home. This house feels like a home as soon as you walk in, and is awaiting a new story to tell and a new future to create. The yard is well manicured and is accented with a 50 x 30 shop. The shop has double access and full concrete floor, heating and more that adequate lighting, as well as 220 power. A just a short walk down a beautiful treed pathway will bring you to a 600 sq. ft. Cabin. Here you will be able to feel and hear Mother natures heath beat! Without the Electronic the warmth on this property will invite you to he arms of Mother Nature. Walking trails, a creek and towering trees bring your heart to a new life. The cabin has been wired and plumbed for future development and guests, if one wishes. There so much more that can be said, however the visual is more powerful, affective and appealing!