



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

464025 Range Road 31
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2240720



\$648,800

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	664 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	78.91 Acres		
Lot Feat:	Conservation, Creek/River/Stream/Pond, Garden, Lawn, Many Trees, Meadows		

Heating: Baseboard, Electric, Wood, Wood Stove

Water: Well

Floors: Vinyl Plank

Sewer: Open Discharge

Roof: Metal

Condo Fee: -

Basement: None

LLD: 25-46-3-W5

Exterior: Log

Zoning: Conservation

Foundation: Piling(s)

Utilities: -

Features: Ceiling Fan(s), Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Vaulted Ceiling(s), Vinyl Windows

Inclusions: wood stove, 3 raised garden beds, metal firewood rack, 3 solar sensors on house fence, 4 roof-mounted cameras, solar gate camera, Starlink equipment, firewood & primary bedrm bed, mini-fridge.

Leave behind the hustle & bustle of city life & embrace the tranquility of nature in this stunning custom-built log home, constructed in 2024 & situated on 78.91 acres of serene, private land. This idyllic retreat seamlessly blends modern amenities with rustic allure, making it an ideal setting for sustainable living, farming, or simply unwinding in peace. Located just minutes from three lakes with campgrounds swimming & kayaking. This remarkable property is ready for you to move in, featuring upgraded infrastructure that enhances its unique charm. Meadows, forests, natural water systems & abundant wildlife, present an unparalleled opportunity for those seeking a getaway, recreational haven, or long-term rural lifestyle. The home, designed with open-concept layout & vaulted ceilings that create a spacious feel throughout, boasts 2 bedrooms, 3 piece bath, open concept living with combined kitchen, dining & living room. Utility closet is home to hot water on demand unit, power panel, septic alert, and pressure tank. The closet in 2nd bedroom with hookups for future stacking washer & dryer. It is completed with a welcoming front porch. Heating options include electric baseboards (with separate zones for each bedroom, the bath and the open living area) & wood, ensuring comfort throughout the seasons. The land includes 25 acres of fenced pasture, perfect for livestock or hay cultivation, along with 53+ nature conservation acres with white pines, poplars, birch and wildlife. The perimeter & pasture fences are new 5-strand barbed wire fencing. 2 fenced yards enhance the property, one of which is RV-ready with a gravel trailer pad, power hookup & firepit area ideal for gatherings. Older garage provides extra storage space. Year-round creek flows thru property from north to south, featuring a natural beaver pond that supports a thriving ecosystem. Utilities: new septic system, new

water pump, upgraded electrical service including underground electrical to home.. Pigeon Lake community, with its shops, fuel station & dining options, is just a 15-minute drive away. The property has year-round maintained county road access. offering a perfect balance of rural seclusion & convenient amenities. Included: wood stove, 3 raised garden beds, metal fire wood rack, 3 solar sensors on house fence, four roof-mounted cameras, solar gate camera, Starlink equipment, firewood & primary bedroom bed & mini fridge. Excluded: camera on east house fence, wildlife cameras, picnic table. Immerse yourself in the beauty of nature with frequent sightings of white-tailed & mule deer, moose, elk, pheasants, grouse, & various other game birds. This setting is perfect for hunting, photography, or simply enjoying the peaceful ambiance of the great outdoors.