



**GRASSROOTS**  
REALTY GROUP

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

**53, 475013 Range Road 243 Range  
Rural Wetaskiwin No. 10, County of, Alberta**

**MLS # A2249233**



**\$789,900**

<b>Division:</b>	Pineridge Downs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,680 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	3.31 Acres		
<b>Lot Feat:</b>	Gentle Sloping, Landscaped, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Metal, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Openers and any remotes.

Picturesque Acreage - All on Pavement - Just outside of Millet and very commutable to the Greater Edmonton Area. Sitting high upon the hill on just over 3 acres sits a fully finished 1680 sqft Walkout Bungalow with attached garage, 40x26 detached heated garage and 30x32 Pole Shed with concrete floors. Wonderfully kept and cared for home with lots of perks - stucco exterior, new eaves, metal shingles, newer refinished deck and much more. Step inside and take in the traditional layout with beautiful laminate floorings in the front living room that sees a gas fireplace with stone surround, bright bay window and vaulted ceilings that carry over into a large dining area - a perfect space for that table you've always wanted. Catch a glimpse of the fully updated kitchen with quality white cabinetry (lots of lower pullouts for excellent storage), tile backsplash, stainless appliances, under cabinet lighting, granite sink and a handy upright pantry. From here you'll enjoy the option of a breakfast nook and down a few steps to a flex room that could act for additional dining, storage or maybe a home office. Lovely Primary Bedroom is private with beautiful views of the yard, double closet and 2pc ensuite. Fully updated 3pc main bathroom with large tile shower, a 2nd bedroom and a previous 3rd bedroom converted to a full on Laundry Room with storage - excellent use for main floor living but if you need a 3rd bedroom on this level there is a laundry hook up in the basement as well. Walkout Basement comes fully complete and updated with tons of space - 3 family rooms, a 3rd bedroom, 4pc bath, an office, a cozy nook and a kitchenette area. Heading outside you'll appreciate the entertaining space - a refinished raised deck with privacy screen, a 14'6x45 concrete pad with negotiable hot tub/gazebo, a 12x12 wood patio with raised fire feature and a cute little permanent Gazebo with power. Attached Garage is

a super single and provides extra storage in the attic. Detached 40x26 Heated Garage is a dream with 2 separate doors, vaulted ceiling and skylights, 50 amp power and it even has Water! 30x32 Pole Shed is a just a shell but comes with full concrete floors! Balance of the yard is treed and sloping - partially fenced in chain link. Updated home on a manageable amount of acres with great buildings - you'll love it