



GRASSROOTS
REALTY GROUP

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

#214, 271022 Twp Rd 480
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2252119



\$995,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Curilane Beach | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 2,251 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Attached, Heated Garage, Quad or More Detached | | |
| Lot Size: | 0.44 Acre | | |
| Lot Feat: | Beach, Lake, Landscaped, Treed, Waterfront | | |

| | | | |
|--------------------|----------------------------------|-------------------|---------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Ceramic Tile, Laminate, Linoleum | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | 2-48-27-W4 |
| Exterior: | Concrete, See Remarks, Stucco | Zoning: | RR |
| Foundation: | Poured Concrete, Wood | Utilities: | - |
| Features: | Vaulted Ceiling(s) | | |

Inclusions: Storage shed, Vac System Attachments

This Magnificent Property with Lakefront Access and Views holds a 2250 sq/ft Home with a Double Attached Garage, Quadruple Detached Garage, and More! Inside the home the Main Level is made up of Two Bedrooms, Living room with a wood fire place on a stone wall, Kitchen that is open to the Dining room with a vaulted ceiling, and Family room with another fireplace. A Walk-In Pantry, Laundry/Utility Room, and a 4 Piece Bathroom Conclude the Main floor. The Upper Level has the Primary Bedroom that has its own 4 Piece Ensuite Bathroom, Walk-In Closet, and an Office. This Home is Wheelchair accessible from the Attached Garage with a lift and from the large back deck that over looks the lake through the patio doors into the Living room and Family room. The Detached Garage measures 36'x28' has a Concrete floor, Heat, Power, and Two Overhead Doors. This Property Welcomes you to enjoy the lake year round with extra storage for toys of every season!