



**GRASSROOTS**  
REALTY GROUP

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**62013 Twp Rd 462A**  
**Rural Wetaskiwin No. 10, County of, Alberta**

**MLS # A2252622**



**\$925,000**

<b>Division:</b>	Hiland Spruce Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,491 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Driveway, Heated Garage, Insulated, Over		
<b>Lot Size:</b>	27.14 Acres		
<b>Lot Feat:</b>	Front Yard, Irregular Lot, Lake, Landscaped, Lawn, No Neighbours Behind, T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Private Sewer, Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	15-46-6-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Recreational Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	High Speed Internet
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	All goods negotiable		

Rich in history, this grandeur lakeside acreage is among the last of its kind! The waterfront views offer breathtaking sunsets and morning sunrises you cannot wait to wake up to. Wide open skies above the custom designed fire pit area elevate your star gaze while mature landscaping and farm land surrounds you in privacy. Spanning over 250 feet of shoreline, let your dreams soar! Step onto the wrap around deck and into the main level where the kitchen and dining room take full advantage of southeast facing lake views. Cozy up in the east wing where the hot tub overlooks the lake and the fireplace connects the spacious living room. Two bedrooms and 5pc bathroom complete the main floor. Downstairs, the character of this 1960s farm home shines. With room to develop as you like, the walk out basement would make for a great games room, wet bar area or hobby space. Currently used for generous storage, it also features a bathroom, laundry and bedroom. Step outside and nestle into the covered patio area. Listen to the sounds of birds sing and gentle crash of waves along the docks. Thoughtful landscaping highlights the historic roots where Hiland Spruce Estates originated; boasting perfect blends of sun and shade. The NE corner of homesteading acres even features an adorable school house, rustic trapper's cabin and well built 24' x 14' shed. The large 32' x 46' shop is a mechanic's dream; heated with full size furnace, insulated, concrete pad, windows and 220 power. An expansive machinery shop with more than enough room to park all the vehicles, equipment and toys; features 30 amp RV power and 220v as well! The heightened addition also offers excellent dry storage. Home updates over the years include septic field, water well, shingles and vinyl siding, plumbing, electrical, furnace and remodeled

design to its time of the early 90s. Over 27 acres boasting lake front views with flexibility to enjoy as your very own lakeside retreat or a rare investment portfolio addition – spectacular opportunity awaits!