



GRASSROOTS
REALTY GROUP

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

463042 Range Road 274
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2252957



\$689,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,375 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	4.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	20-46-27-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Rural Residential
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: N/A

Discover country living at its best in this beautifully designed home. The main floor features a spacious primary suite with a 2-piece ensuite, two additional bedrooms, and an inviting open layout. The kitchen and dining area flow seamlessly into the bright living room with a cozy fireplace, while a mudroom, laundry, and ample storage add everyday convenience. The finished walk-out basement offers even more living space with a large rec room, additional bedroom, 4-piece bath, utility area, and generous storage. Expansive windows bring in natural light throughout, creating the perfect balance of style, comfort, and function in a private rural setting. Shop has over 2,000 sq ft of workshop, ample storage including on the mezzanine, and 384 sq ft of flexible heated space. Centrally located within 40 min of Edmonton Airport, elementary and high school just a short bus ride away, and lots of numerous outdoor activities to enjoy at one of the 3 lakes close by. This property has so much to offer those looking to enjoy country life.