



**GRASSROOTS**  
REALTY GROUP

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27 62045 Township Road 462  
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2262407



**\$325,000**

|           |                                                                  |        |                   |
|-----------|------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                             |        |                   |
| Type:     | Residential/Manufactured House                                   |        |                   |
| Style:    | Bungalow                                                         |        |                   |
| Size:     | 1,120 sq.ft.                                                     | Age:   | 1985 (40 yrs old) |
| Beds:     | 2                                                                | Baths: | 2                 |
| Garage:   | Off Street                                                       |        |                   |
| Lot Size: | 0.62 Acre                                                        |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Environmental Reserve, Lake, Treed |        |                   |

|             |                                                                                                                   |            |                               |
|-------------|-------------------------------------------------------------------------------------------------------------------|------------|-------------------------------|
| Heating:    | Forced Air, Propane                                                                                               | Water:     | Well                          |
| Floors:     | Laminate, Linoleum                                                                                                | Sewer:     | Holding Tank                  |
| Roof:       | Metal                                                                                                             | Condo Fee: | -                             |
| Basement:   | Crawl Space, None                                                                                                 | LLD:       | 10-46-6-W5                    |
| Exterior:   | Metal Frame, Vinyl Siding                                                                                         | Zoning:    | Residential Recreation        |
| Foundation: | Piling(s)                                                                                                         | Utilities: | Electricity Paid For, Propane |
| Features:   | Built-in Features, Ceiling Fan(s), No Animal Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows |            |                               |

**Inclusions:** 2 desks, couch & easy chair, 2nd easy chair, glass doored shelf unit, tall shelf unit, king mattress set, dresser, armoire, 2 night tables, glass topped table and 4 cushioned rattan chairs, small table, dishes, pot, pans, utensils,

Affordable lakefront lot in Avalon Wynd on Buck Lake's west shore. Enjoy the serene lifestyle that comes with being part of a lakeside community & a variety of outdoor activities -walking, fishing, boating, etc. Only municipal & environmental reserves separate you from the water's edge. A boat launch is located just minutes away. This cozy 2-bedrm 2 bath mfg home includes primary bedrm with 4-pce ensuite & mirrored closet doors (1 door not hung & may require repair). 2 smaller bedrooms have been combined to create a spacious 2nd bedroom. Living room has laminate flooring, garden doors leading to the front step, and a built-in cabinet in corner alcove. The inviting kitchen has patio doors that open to a spacious deck. Note both front steps & large deck require replacement. Updates: well pump new fall 2024; pressure tank new approx 4 years ago. Furnace fully serviced fall 2025. This property being offered turn-key, with most furnishings, dishes, pots & utensils included.