



GRASSROOTS
REALTY GROUP

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21041, 461 Township
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2262633



\$375,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,862 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Heated Garage, Insulated, Single Garage Detached		
Lot Size:	4.92 Acres		
Lot Feat:	Front Yard, Garden, No Neighbours Behind, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	2-46-2-W5
Exterior:	Vinyl Siding	Zoning:	C
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Hanging gates. 2 modular homes, sea can and garden shed

Take a look at this expansive single-level home with a vaulted living room ceiling—you won't be disappointed! Nestled at the end of a long driveway, this property offers nearly 5 acres of privacy in the scenic hills near Battle Lake. Despite its peaceful seclusion, it's conveniently located just seconds off Highway 13. Originally placed in 2003, the home has seen thoughtful updates, including new shingles this past summer. A full wrap-around deck and a detached 20' x 30' garage/workshop with a 14' door extend the living and storage space. Situated on solid belled concrete pilings, the home has remained secure and well-maintained. Inside, you'll immediately notice the care and attention given over the years. Skylights, vaulted ceilings, and generously sized rooms create a bright, open atmosphere. The property also includes a sea can for storage, a charming garden reading nook or she shed, a 16' x 20' powered shop with a dirt floor, and an older mobile home that has been used as a dog kennel for the past few years but still offers power, water, and heat. There is also an iconic red barn that, with TLC, could be restored to its former glory. The entire 4.92 acres is perimeter fenced with some additional cross fencing, though the portable construction panels currently on site will not remain with the property. While the owners have had family and friends assisting with clean-up, their health has limited what could be completed prior to listing. We encourage you to look past the remaining work and envision the full potential of this unique property once it is refreshed.