



**A 47257 HWY 771 Highway
Wetaskiwin, Alberta**

MLS # A2293030

\$899,900



Division:	Highway 13 North		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,460 sq.ft.	Age:	2001 (25 yrs old)
Beds:	7	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Driveway, Front Drive, Garage		
Lot Size:	0.49 Acre		
Lot Feat:	Lake, Lawn, Many Trees, Waterfront		

Heating:	Central, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Holding Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	14-47-2-W5
Exterior:	Composite Siding	Zoning:	95
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Hot Tub, Starlink Internet and Modem

Discover this stunning 7 bedroom waterfront home on Pigeon Lake with almost 3500 sft of developed living space! Only 1 hour from the city this four season home is perfect for families, entertainers, outdoor lovers, and Airbnb hosts alike. The bright main floor features an A-frame living room, cozy wood-burning fireplace open to your dining and well-appointed kitchen - all with Bose sound system. Step out onto your screened-in room, soak in the hot tub, or host gatherings on the expansive patio. The beautiful private primary suite features lake views, an ensuite, and walk-in closet. Main floor laundry, two additional bedrooms, a full bathroom and family theatre room complete the main floor. The fully finished basement adds four more bedrooms, a full bath, room for multiple families to stay, all with their own space! The detached shop features a work area, 2 single bays great for storing all your toys and a whole home back up generator! Don't miss this rare opportunity to own a piece of lakefront paradise!