



GRASSROOTS
REALTY GROUP

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280010 Twp Rd 452 Township
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2161313



\$495,000

Division:	Rural Wetaskiwin No. 10, County of		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,288 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Front Drive, Off Street, RV Access/Parking, Unpaved		
Lot Size:	10.00 Acres		
Lot Feat:	Back Yard, Garden, Many Trees, Pasture, Private, Secluded, Subdivided, Wo		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Unknown
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	13-45-28-W4
Exterior:	Wood Frame	Zoning:	ag
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	Open Floorplan, Separate Entrance, Wood Windows		

Inclusions: none

This is the acreage you have been waiting for; a Treed, Private, and Quite survival acreage. Property is approximately 10 acres priced at \$495,000. Property is being sold subject to subdivision from quarter section. 1288 sq. ft. main floor plan offers a great room, office, 2 bedrooms and 2 bathrooms on the main floor. With a relatively minor modification the large country kitchen can accommodate a larger freezer/ fridge with water and ice, if that is something you would like to have. There is a 9 X 15 deck off the living room that looks onto a park like setting. The basement has a separate entrance, walls sheeted with plywood and would make a great storage area for canning and storing canned goods and vegetables. The existing floor plan layout has been designed to accommodate 2 bedrooms, 2 bathrooms a kitchen, 2 cold rooms, storage and a large living room. Upgrades include hardwood flooring and tile throughout most of the main floor, Coleman furnace, water heater and upgraded electrical. Plumbing is copper with upgraded abs drains. For immediate possession, you can rent the acreage with a fixed purchase price until the subdivision is completed. Once the subdivision is completed remove the subdivision condition and you are good to go. Only 9 miles to Village of Pigeon Lake, 3 km to Red Mound Municipal campground 26 miles to Gull Lake. Disclosure there is evidence of moisture in the basement and their appears to be some mold starting in one small area of a corner in one bedroom.