# \$495,000 - 280010 Twp Rd 452 Township, Rural Wetaskiwin No. 10, County of

MLS® #A2161313

# \$495,000

2 Bedroom, 1.00 Bathroom, 1,288 sqft Residential on 10.00 Acres

N/A, Rural Wetaskiwin No. 10, County of, Alberta

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.

# Built in 1978

# **Essential Information**

MLS® # A2161313 Price \$495,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 1,288
Acres 10.00
Year Built 1978

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 280010 Twp Rd 452 Township

Subdivision N/A

City Rural Wetaskiwin No. 10, County of

County Wetaskiwin No. 10, County of

Province Alberta
Postal Code T4J 1R4

#### **Amenities**

Utilities Electricity Connected

Parking Driveway, Front Drive, Off Street, RV Access/Parking, Unpaved

# Interior

Interior Features Wood Windows, Open Floorplan, Separate Entrance

Appliances Electric Range, Stove(s)

Yes

Heating Forced Air, Propane

Cooling None

Basement Full

Has Basement

## **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Yard, Garden, Many Trees, Pasture, Private, Secluded,

Subdivided, Wooded

Roof Asphalt

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed August 26th, 2024

Days on Market 430

Zoning ag

# **Listing Details**

Listing Office Century 21 Bravo Realty

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