



GRASSROOTS
REALTY GROUP

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72034 Weather Station Road
Wagner, Alberta

MLS # A2259088



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,037 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	2.52 Acres		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, No Smoking Home, Open Floorplan		

Inclusions: NA

Tucked away at the end of a quiet road, this well-maintained and upgraded 2-storey home offers the perfect blend of space, privacy, and country living. Situated on 2.52 acres of beautifully laid-out corner property, the yard is cross-fenced and ready for animals, while mature trees provide shelter and seclusion. Inside, you'll find over 2,000 sq ft of living space with 4 bedrooms and 2 full bathrooms. The home's warmth and character shine through with a wood-burning fireplace downstairs - and a gas fireplace upstairs-creating cozy spaces for family gatherings. A thoughtful floorplan offers both comfort and function, with plenty of room for everyone. Recent upgrades include a brand-new covered deck (2025), perfect for enjoying the outdoors in any season. The property also features a single detached garage for parking and storage. If you're looking for country charm with modern updates, and the peace of a private setting, this acreage checks all the boxes.