



46, 454072 Rge Rd 11  
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2282663



**\$462,000**

<b>Division:</b>	River Ridge Estates_CWET		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,210 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	2.62 Acres		
<b>Lot Feat:</b>	Landscaped, Private		

**Heating:** Forced Air, Propane

**Water:** Well

**Floors:** Ceramic Tile, Laminate

**Sewer:** Holding Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** None

**LLD:** 26-45-1-W5

**Exterior:** Cement Fiber Board

**Zoning:** RR

**Foundation:** Piling(s)

**Utilities:** Propane

**Features:** Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Vinyl Windows

**Inclusions:** Storage Shed, Hot Tub (AS-IS)

This beautifully maintained RTM home offers a thoughtful layout and all the features today's buyers crave. The stunning kitchen is a true standout, boasting endless cabinetry, a gas range, a prep island, and a spacious dine-at island—perfect for everything from casual mornings to hosting friends. Open sightlines lead seamlessly into the sitting area, where large, sun-filled windows create a bright and inviting entertaining space, complemented by a cozy wood-burning fireplace that sets the perfect ambiance. The generous family room is ideal for movie nights, game days, or simply unwinding. Just off this space, you'll find a large guest bathroom, two well-sized bedrooms, and a laundry room with exceptional storage and workspace. Privately positioned across the home, the primary suite is a serene retreat flooded with natural light. The dream ensuite features a massive soaking tub as its centerpiece, dual sinks, a stand-up shower, and his-and-hers walk-in closets—designed with both comfort and functionality in mind. Outside, enjoy two expansive decks—one north-facing and one south-facing—overlooking a nicely graded and landscaped yard. An oversized garage awaits your finishing touches, offering endless potential. Ideally located just minutes from Pigeon Lake, spontaneous beach days are effortless, while not one but two nearby golf courses invite you to enjoy sunny afternoons on the links.