



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2293030**



**\$899,900**

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

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

**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!