



**454038 Range Road 53**  
**Rural Wetaskiwin No. 10, County of, Alberta**

**MLS # A2297014**



**\$485,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,286 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Gravel Driveway, RV Access/Parking		
<b>Lot Size:</b>	3.97 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Lar		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl, Wood	<b>Sewer:</b>	Septic Field, Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	28-45-5-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	C
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Propane tank lease to be transferred to buyer or cancelled at buyers discretion, Light fixtures and Window Coverings, Sea Can, outdoor sheds as seen, hanging gates. John Deer Riding lawnmower is negotiable.

Tucked away on a quiet dead-end road, this immaculate 3.97-acre property offers the privacy and peaceful lifestyle rural Alberta buyers are searching for—just minutes from Buck Lake and within easy reach of Twin Lakes, Battle Lake or Pigeon Lake to the East and Rocky Mountain House & beyond to the West. Location is ideal for an outdoor enthusiast and has also been an easy commute for owners working in town. And you are just 3.5 miles away from the best pizza in the area at Pendryl Store! This beautifully maintained 2005, 1,286 sq ft manufactured home truly stands out from the rest. Thoughtful updates throughout include new shingles (2023), stylish composite wood flooring, and new vinyl flooring in the kitchen. The refreshed kitchen, complete with updated lighting and a functional island, creates a warm and inviting space that feels both modern and practical. Outside, the property is equally impressive and well set up for country living. Previously home to horses, the acreage features a small barn with water service, along with multiple outbuildings including a workshop, sheds, and a sea can—all included. The yard and gardens have been meticulously cared for, showcasing established perennials and newly planted saskatoon bushes added just last year. The home is serviced by propane with a 1,000-gallon leased tank through the Co-op (which the new owners could transfer to themselves if they choose), and natural gas is conveniently available at the property line should a buyer wish to connect (standard connection fees apply). Zoned Conservation District, this versatile acreage offers excellent potential for a hobby farm or a peaceful rural retreat. Whether you're looking to keep animals, garden, or simply enjoy the outdoors, this property delivers space, privacy, and location in one exceptional package.