



452051 RR 243
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2307900



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,748 sq.ft.	Age:	1930 (96 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	6.99 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Lawn, Many Trees		

Heating:	Forced Air, Wood Stove	Water:	Well
Floors:	Hardwood	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-45-24-W4
Exterior:	Stucco	Zoning:	Rural Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: None

Welcome to your Hobby Farm dreams!! 7 Acres of privacy only minutes to Wetaskiwin; an updated charming farmhouse, a historical 10 Box stall barn PLUS pens, 2-livestock waterers, 3-Open face sheds/equipment storage, Chicken Coop, a Detached garage workshop with insulation and 220 Power and tons of character throughout the many other outbuildings. Inside the home the kitchen has been renovated with a massive island, and the charm is held in the butlers pantry with some original cabinets and a built in Hoosier cabinet. There are original 1930s oak hardwood floors that are STUNNING and a beautiful wood stove that adds warmth and an alternate heat source. Upstairs you have 3 Generous sized bedrooms and a full 4PC bathroom. The basement is a blank slate, with a solid poured concrete foundation. This home features original farmhouse charm and all the right updates. The opportunities and potential on this ultra private and picture perfect acreage are Massive, it is time to let your ambitions and your imagination run wild in the country.