



417, Sweberg Street  
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2309400



**\$339,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 937 sq.ft.                       | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 1                                | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Detached           |               |                   |
| <b>Lot Size:</b> | 0.55 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot            |               |                   |

**Heating:** Forced Air, Natural Gas

**Water:** Well

**Floors:** Carpet, Vinyl Plank

**Sewer:** Septic System

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Crawl Space

**LLD:** 12-46-1-W5

**Exterior:** Vinyl Siding

**Zoning:** 95

**Foundation:** Perimeter Wall, Poured Concrete

**Utilities:** -

**Features:** No Smoking Home, See Remarks

**Inclusions:** N/A

Welcome to this charming property situated on over a 1/2 acre, offering space, privacy, and incredible potential! With no neighbours on two sides, you'll enjoy a peaceful setting just minutes from lakes, all the amenities at The Village at Pigeon Lake, and local schools. This home features a heated garage and has seen many updates over the years, making it a great opportunity for investors, those looking to downsize, or buyers seeking affordable country living. The large lot provides endless possibilities—whether you're looking to expand, garden, or simply enjoy the extra outdoor space. Conveniently located near amenities while still offering a quiet, rural feel, this property strikes the perfect balance between comfort and lifestyle. The den could easily be used as a second bedroom, giving extra space for guests or little ones. Don't miss this opportunity to own a versatile property in a sought-after lake area!