



Range Road 24
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2309926



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,078 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	80.00 Acres		
Lot Feat:	Front Yard		

Heating:	Fan Coil	Water:	Well
Floors:	Hardwood, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	4-46-2-W5
Exterior:	Wood Frame	Zoning:	Watershed
Foundation:	Other	Utilities:	-
Features:	Closet Organizers, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

ROOM FOR EVERYTHING INSIDE AND OUT - This scenic 80 acres of rolling land has a charming 2 storey 5 bed 4 bath country home, wrap around deck, 2 car garage, 30x60 metal lined drive-thru shop, 32x40 barn, and rail fencing. The kitchen's Heartland Classic fridge and stove will catch your eye and it blends perfectly with custom pine cabinets. Cozy living room continues the wood theme with natural birch flooring, pine walls, and an Osburn wood stove. A roomy dining area, master bedroom, spa-like ensuite with jetted tub and separate shower, huge hobby room could be den/office, and laundry with half bath completes this floor. Upper level has spacious open bonus room, 3 large bedrooms with custom wardrobes, and 4 pc bath. Partially finished basement adds another bedroom, half bath, and an ample rec room. Attached garage and parking pad both have in-floor heat. Outdoor wood boiler heats the shop and is plumbed as backup for the house. Well built, well planned, and only a short drive to the Village at Pigeon Lake.