



453073 Range Road 12
Westerose, Alberta

MLS # A2319655



\$790,000

Division:	NONE		
Cur. Use:	See Remarks		
Style:	-		
Size:	1,641 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	80.24 Acres		
Lot Feat:	Farm, Pasture, Treed		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Near Town:	Ma-Me-O Beach
Basement:	Full	LLD:	23-45-1-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	See Remarks		

Major Use: See Remarks

Just minutes from Pigeon Lake, this exceptional 80-acre property has been lovingly owned and maintained by the same family for the past 50 years. The 1,641 sq. ft. bungalow country kitchen featuring knotty pine cabinetry and a dining area with access to a fully insulated four-season sunroom complete with a wood-burning stove. The comfortable living room includes an electric fireplace, while three bedrooms and a large 3-piece bathroom complete the main floor. The fully finished basement with a family room, laundry area, a bedroom that has previously operated as a hair salon, and a cozy sitting area with a wood-burning stove and separate entrance to the backyard. Outside, the well-kept yard site is designed for country living and hobby farming. Features include a 22' x 28' garage, the original home converted into a spacious workshop with extensive storage, a large garden area. A backup generator is capable of powering the entire farm. Equestrian and livestock enthusiasts will appreciate the 72-foot insulated barn with box stalls and hay loft, with a livestock shelter that provides access to a large box stall. Two wells service both the home and barn, and underground power runs to the house and shop. The property also features a dugout with a spillway leading to the Battle River. Approximately 50 acres of pasture can comfortably support a substantial herd, making this an ideal setup for cattle, horses, or a mixed farming operation. Perimeter fencing is located approximately three feet inside the property boundaries. A rare opportunity to own a well-established acreage with excellent infrastructure, productive pasture, and pride of ownership throughout.