



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

22080 Township Road 463A
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2330990



\$689,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	720 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	27.54 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Many Trees		

Heating:	Baseboard, Electric, Heat Pump, Wood, Wood Stove	Water:	Well
Floors:	Vinyl Plank	Sewer:	Holding Tank, Mound Septic
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	22-46-2-W5
Exterior:	Metal Frame, Metal Siding , See Remarks	Zoning:	Watershed Protection
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: SeaCan, a 45-foot insulated van w/ shelving, firewood shed, a 1974 Argosy RV & wood cookstove.

27+ acre hillside property! Views of Battle Lake & Mount Butte Natural area. Diverse local wildlife. 2024 1 bedroom/1 bath modular home featuring solid steel construction, sloped roof to create an inviting alpine atmosphere, an open concept living, dining & kitchen area & storage room, sits perched high above Battle Lake. The JA Roby cuisiniere wood cookstove complements electric baseboard heating & HVAC system. Solidly mounted on steel screw piles with a crawlspace has been developed with care & features thermostatically controlled vents. Check out the productive garden spot. There are multiple trails though the property. An undeveloped road allowance runs along the northern border of the property. Hoping to develop a separate 10 acre parcel that includes a spring fed stream, a 2nd building site has been cleared & approach has been installed. Included: SeaCan, a 45-foot insulated van w/ shelving, firewood shed, a 1974 Argosy RV & wood cookstove. Don't let this once-in-a-lifetime opportunity pass you by!