



GRASSROOTS
REALTY GROUP

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10043 Township Rd 452
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2334443



\$1,050,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,637 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Drive Through		
Lot Size:	25.00 Acres		
Lot Feat:	Conservation, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Low		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	12-45-1-W5
Exterior:	Stucco, Veneer, Wood Frame	Zoning:	Watershed Protection
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: N/A

Exceptional walk-out bungalow offering luxury, quality, and country living at its finest! This meticulously built 4-bedroom, 1,637 sq. ft. stucco and stone home features premium porcelain tile flooring, maple hard wood, vaulted and high ceilings in the living room, dining room and foyer, oversized triple-pane Low-E windows, in-floor heat in the basement and heated double attached garage, central A/C, commercial on-demand hot water, central vacuum with kitchen vac pan, and a security camera system covering the interior, exterior and driveway. Energy-efficient upgrades include a 1,600W solar system with battery backup, upgraded insulation, 2x6 walls. The property is fenced with 4-strand barbed wire and pressure-treated posts, ideal for livestock, and includes a 32' x 50' insulated barn with 200-amp service, 25 GPM well, RV hookup, mature landscaping, fruit trees, established garden, and stunning country views. A rare opportunity to enjoy modern comfort, exceptional craftsmanship, and peaceful rural living.