



GRASSROOTS
REALTY GROUP

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5201 21 Street
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2334542



\$1,025,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow with Loft		
Size:	5,668 sq.ft.	Age:	2001 (25 yrs old)
Beds:	7	Baths:	3 full / 2 half
Garage:	Off Street		
Lot Size:	2.67 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Many Trees, See Remarks, Treed, Views		

Heating:	Combination, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Holding Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	13-47-28-W4
Exterior:	Brick, Wood Frame	Zoning:	95
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, See Remarks		

Inclusions: Skid Utility Shed

WOW! Set on a private 2.67-acre parcel near Pigeon Lake, this extraordinary residence offers space, character & flexibility rarely found together. With over 5,600 sq. ft. above grade plus a fully finished walkout basement, it's built for large families & unforgettable gatherings. Inside, soaring ceilings, expansive windows, rich wood detailing, hardwood floors & dramatic masonry fireplaces create a warm, cozy atmosphere. The kitchen is scaled to match, with extensive cabinetry, a large island, walk-in pantry, gas cooktop & built-in oven. Seven bedrooms are complemented by a loft, bonus room, games area, rec room, gym and flex space. The walkout level opens directly to the grounds, extending living space outdoors for entertaining or extended family. Outside, mature trees, landscaping, stonework, patios & firepit create a peaceful, secluded setting. Future potential for a shop/garage site serviced with gas, power, water and a holding tank. Remarkable value, privacy & possibility in one exceptional property.