



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

734041 Range Road
Wagner, Alberta

MLS # A2337837



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,094 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Garage Door Opener, Gravel Driveway, Heated Garage, In		
Lot Size:	0.43 Acre		
Lot Feat:	Lake, Rectangular Lot, Reverse Pie Shaped Lot, Underground Sprinklers, Wa		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	HR
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, See Remarks		

Inclusions: All furnishings in home and loft are NEGOTIABLE

Welcome to your ultimate lakeside retreat! This beautifully updated 1,100 sq. ft. home features 3 bedrooms, 1 bathroom, and low-maintenance composite decks on both the front and back—perfect for relaxing or entertaining outdoors. Step inside to find a thoughtfully updated interior boasting a modernized kitchen and bathroom (both completed within the last 5 years), along with fresh plugs, switches, baseboards, light fixtures, new windows throughout, and central air conditioning. Efficiency and comfort are unmatched here. The main home features a top-of-the-line, multi-speed high-efficiency furnace (only a few years old), tankless hot water on demand, and upgraded heat tape and insulation in the crawlspace. Cozy up next to the powerful Heatilator fireplace, engineered to heat the entire residence. Out back, the property offers an incredible detached shop complete with radiant heating, its own Heatilator fireplace, and fully furnished 1-bedroom living quarters overhead featuring a space-saving Murphy bed—ideal for guests or rental potential! To top it all off, you are just steps away from your included ShoreLand'r dock along the beautiful canal. Don't miss out on this turnkey waterfront lifestyle package!