



GRASSROOTS
REALTY GROUP

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464012 A Range Road 233 Road
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2339053



\$1,299,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,617 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Covered, Double Garage Detached, Gated, RV Access/Parking, RV Garage, RV		
Lot Size:	38.16 Acres		
Lot Feat:	Other		

Heating:	Fireplace Insert, Fireplace(s)	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-46-23-W4
Exterior:	Wood Frame	Zoning:	Rural Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: N/A

PIECE OF PARADISE! TENNIS COURT! 24' X 40' SHOP W/ 12' DOOR! This incredible 1616 sq ft 5 bed, 2.5 bath raised bungalow on 38 acres combines serene, tranquil beauty with classic county charm; truly one of a kind! Private tree-lined driveway leads to your terrific wrap-around deck. Inside brings a modern, yet warm, open concept living / dining / kitchen main level; bountiful windows for picture perfect views! Chef's kitchen w/ granite countertops & tons of cabinetry, gas fireplace, laundry, 3 beds up inc the primary bed w/ 4 pce ensuite & walk in closet. Fully finished basement w/ 2 massive bedrooms, gym, 3 pce bath w/ steam shower, & rec room for movie night! Walkout basement to the beautifully landscaped concrete fire pit / walkway area; beyond gorgeous! Professional grade tennis court (or use for pickleball), 36' x 24' oversized double garage, incredible shop w/ separate well, radiant heat, cold storage & workshop. Fully fenced pasture w/ corrals for the horses or hobby farm. GST may be applicable.