



GRASSROOTS
REALTY GROUP

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454038 75 Range
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2339328



\$340,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,525 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	4.94 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Private		

Heating:	Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Other, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	30-45-7-W5
Exterior:	Metal Frame, See Remarks, Vinyl Siding, Wood Siding	Zoning:	CR
Foundation:	Piling(s)	Utilities:	Electricity, Natural Gas, Phone
Features:	Vaulted Ceiling(s)		

Inclusions: See Remarks

This acreage property features almost 5 acres of land and a spacious 4 bedroom, 3 bathroom home. The open concept property includes a bright living room, dining space, and island kitchen. The primary bedroom is at the back and features a 4pc. ensuite bathroom. The three other bedrooms share the main 4pc. bathroom. Plenty of storage and a laundry room off the hallway. There is an addition to the home with a wood stove for heat that has storage and an additional seasonal 3pc. bathroom. Enjoy the sunny deck and wide open spaces. An older garage structure also offers extra storage and parking. Close to Alder Flats with shopping and other amenities.