



GRASSROOTS
REALTY GROUP

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313, 462014 Range Road 10
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2341463



\$695,000

Division:	Beachside Estates		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,273 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.79 Acre		
Lot Feat:	Lake, Low Maintenance Landscape, Wooded		

Heating:	High Efficiency, Natural Gas	Water:	Well
Floors:	Tile, Wood	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Armoire in guest bedroom, 2 garage door openers and 2 remotes

This stunning 1.5 storey home with detached dble garage features elegant stucco and stone finishes. The main floor boasts a beautifully finished kitchen with abundant alder wood cabinetry, large island with granite countertops, built-in oven, and induction stovetop. The cozy living room includes a gas fireplace for cool evenings, and the dining room opens onto a back deck perfect for outdoor enjoyment. Additional main floor features include a 4-piece bathroom with an oval tub, a versatile office that can easily serve as a guest bedroom, and a spacious back entrance with convenient main floor laundry. A beautiful staircase leads upstairs to three bedrooms and a 3-piece bathroom with a charming clawfoot soaker tub. Large primary bedroom offers extra space for a sitting and includes a walk-in closet and 3-piece ensuite with a large shower. Ample storage is available in the 4-foot crawl space housing essential home systems: a furnace with an air conditioning coil installed for future use (2021), a hot water tank (2004), a central vacuum system with new attachments, and a radon mitigation system. Enjoy the peaceful natural setting from both the front and back covered decks. A short walk through the backyard woods leads to a vegetable garden. And it's only a quick stroll to the lake. Located close to The Village of Pigeon Lake, you'll have access to all amenities including groceries, gas, fine dining, and unique shopping options ranging from nic-nacs and clothing to ice cream. Experience exceptional lake living with the convenience of nearby village charm.