



GRASSROOTS
REALTY GROUP

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452063 Range Road 242
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2341592



\$347,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	739 sq.ft.	Age:	1920 (106 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	7.58 Acres		
Lot Feat:	Farm, Many Trees		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	Zone 80
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Fridge, range, Washer, Dryer, Hay bales

Welcome to your private rural haven in the County of Wetaskiwin No. 10, situated on 7.58 lush, tree-lined acres just seven minutes from town amenities. Surrounded by sweeping farmland and mature trees, this property offers unmatched peace, privacy, and classic country charm. The historic story-and-a-half home was originally built in 1920 and showcases enduring character combined with thoughtful modern updates. Inside, you will find crisp paint, updated flooring, and newer windows that fill the living spaces with bright natural light. Bringing incredible functionality for hobbyists or homesteaders, the acreage includes a traditional barn and numerous outbuildings ready for animals, equipment, or workshop projects. The expansive footprint provides endless potential for customization, whether you envision expanding the gardens, adding livestock, or tailoring the home to your exact style. Enjoy peaceful mornings taking in stunning sunrise views over open fields, all while remaining conveniently close to paved roads and everyday conveniences. Properties offering this blend of usable land, classic outbuildings, and prime proximity to Wetaskiwin are increasingly rare. Schedule your viewing today to explore the remarkable potential and lifestyle this unique countryside property has to offer!