



GRASSROOTS
REALTY GROUP

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454038 Range Road 53
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2347769



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,286 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	3.97 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Lar		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	28-45-5-W5
Exterior:	Vinyl Siding	Zoning:	C
Foundation:	Piling(s)	Utilities:	Electricity Paid For, Other, Propane, Water Connected
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Sea Can, outdoor sheds as seen, hanging gates. 1000 Gallon Propane tank is leased from CoOp, lease can be transferred or canceled at buyers discretion (propane in tank at time of viewing is negotiable), John Deer riding lawnmower is negotiable.

If you've been waiting for an acreage that offers privacy, space and a great rural location without being completely off the beaten path, take another look at this 3.97-acre property on a quiet dead-end road. This well-kept 2005 modular home offers 1,286 sq ft of comfortable living space with 3 bedrooms and 2 bathrooms. Inside, you'll find updates that make everyday living easy, including new shingles in 2023, composite wood flooring, new vinyl kitchen flooring, updated lighting and a functional kitchen island. A new hot water tank was installed in 2026. The current owners have also taken care of some of the less exciting—but important—details for the next owners, including having the septic cleaned and the furnace inspected. Outside is where this property really opens up. The acreage was previously set up for horses and includes a small barn with water, workshop, sheds and a sea can, all included. There is plenty of room for gardens, animals, recreation or simply enjoying the peace and privacy that comes with acreage living. Established perennial gardens add to the setting, with Saskatoon bushes planted last year. The location offers an excellent balance of rural privacy and accessibility. Buck Lake is just minutes away, with Twin Lakes, Battle Lake and Pigeon Lake to the east, and Rocky Mountain House and beyond to the west. Local crown land (Medicine Lake Grazing Reserve) is a bonus for outdoor loving families. It's also been an easy commute for owners working in the surrounding communities. And for a local perk that's hard to beat, Pendryl Store is only 3.5 miles away for some of the area's favourite pizza! The home is currently serviced by propane with a leased 1,000-gallon Co-op tank, which can be transferred to the new owner if desired. Natural gas is available at the property line for a buyer who may wish to connect in the future;

standard connection fees apply. Located in a Conservation District, this property offers flexibility for those looking to create a hobby farm, keep animals, grow a garden or simply enjoy having more space around them. 3.97 acres. A private setting. A home that's ready to enjoy. And plenty of room to make the property your own. Come take another look.