



GRASSROOTS
REALTY GROUP

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3, 55062 TWP ROAD 462
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2351229

\$496,000

Division:	Willow Haven Estate		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,070 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Heated Garage, Secured, See Remarks		
Lot Size:	0.88 Acre		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Other	LLD:	13-46-6-W5
Exterior:	Wood Frame	Zoning:	Zone 96
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Storage		

Inclusions: Storage Shed, Dishwasher-Built-In

Rustic charm, beautiful Buck Lake views, and room to enjoy life outdoors! Set on a spacious 0.88-acre lot surrounded by mature trees, this distinctive two-storey home offers an inviting setting for everyday living or a relaxing lake retreat. Natural wood and slate bring warmth and character to the kitchen, complemented by a granite-topped island. The adjoining dining and living spaces overlook the lawns, trees, and lake, while a cozy wood-burning stove adds to the welcoming atmosphere. A sunken family room provides flexible space for relaxing or hosting guests. Completing the main floor is a combined bathroom and laundry area with a large jetted tub. Upstairs, a central den connects three bedrooms and a second bathroom with a shower. The primary bedroom features its own balcony—a lovely place to unwind and take in sunset views over Buck Lake. Outside, enjoy inviting decks, a fire-pit area, and a fenced raised-bed vegetable garden. A large heated garage with an attached three-car carport offers plenty of space for vehicles, storage, and projects. Boat moorage at the private subdivision dock adds to the appeal of lake living. Full of personality and surrounded by natural beauty, this property offers space to garden, gather, and enjoy your own little piece of Buck Lake.