



**280010 Twp Rd 452 Township  
Rural Wetaskiwin No. 10, County of, Alberta**

**MLS # A2161313**



**\$495,000**

<b>Division:</b>	Rural Wetaskiwin No. 10, County of		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,288 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Front Drive, Off Street, RV Access/Parking, Unpaved		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Back Yard, Garden, Many Trees, Pasture, Private, Secluded, Subdivided, Wo		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Unknown
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	13-45-28-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	ag
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected
<b>Features:</b>	Open Floorplan, Separate Entrance, Wood Windows		

**Inclusions:** none

This is the acreage you have been waiting for; a Treed, Private, and Quite survival acreage. Property is approximately 10 acres priced at \$495,000. Property is being sold subject to subdivision from quarter section. 1288 sq. ft. main floor plan offers a great room, office, 2 bedrooms and 2 bathrooms on the main floor. With a relatively minor modification the large country kitchen can accommodate a larger freezer/ fridge with water and ice, if that is something you would like to have. There is a 9 X 15 deck off the living room that looks onto a park like setting. The basement has a separate entrance, walls sheeted with plywood and would make a great storage area for canning and storing canned goods and vegetables. The existing floor plan layout has been designed to accommodate 2 bedrooms, 2 bathrooms a kitchen, 2 cold rooms, storage and a large living room. Upgrades include hardwood flooring and tile throughout most of the main floor, Coleman furnace, water heater and upgraded electrical. Plumbing is copper with upgraded abs drains. For immediate possession, you can rent the acreage with a fixed purchase price until the subdivision is completed. Once the subdivision is completed remove the subdivision condition and you are good to go. Only 9 miles to Village of Pigeon Lake, 3 km to Red Mound Municipal campground 26 miles to Gull Lake. Disclosure there is evidence of moisture in the basement and there appears to be some mold starting in one small area of a corner in one bedroom.