

# **\$495,000 - 280010 Twp Rd 452 Township, Rural Wetaskiwin No. 10, County of**

---

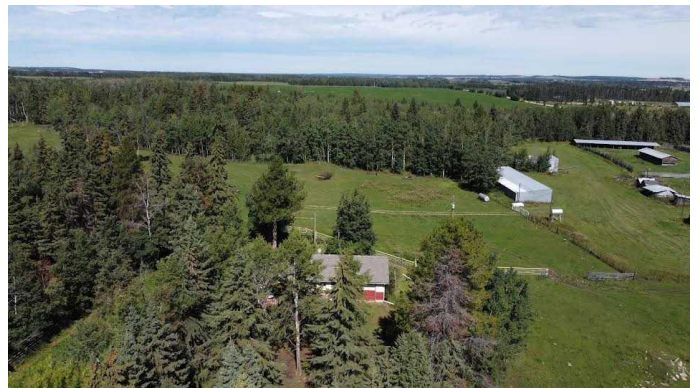
MLS® #A2161313

**\$495,000**

2 Bedroom, 1.00 Bathroom, 1,288 sqft  
Residential on 10.00 Acres

N/A, Rural Wetaskiwin No. 10, County of, Alberta

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 their appears to be some mold starting in one small area of a corner in one bedroom.

Built in 1978

### **Essential Information**

MLS® #	A2161313
Price	\$495,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,288
Acres	10.00
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	280010 Twp Rd 452 Township
Subdivision	N/A
City	Rural Wetaskiwin No. 10, County of
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T4J 1R4

### **Amenities**

Utilities	Electricity Connected
Parking	Front Drive, Off Street, RV Access/Parking, Driveway, Unpaved

### **Interior**

Interior Features	Open Floorplan, Wood Windows, Separate Entrance
Appliances	Electric Range, Stove(s)
Heating	Forced Air, Propane
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Private Yard, Garden
Lot Description	Many Trees, Pasture, Private, Subdivided, Back Yard, Garden, Secluded, Wooded
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 26th, 2024
Days on Market	268
Zoning	ag

**Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.