

# \$695,000 - 452055 Rge Road 263, Rural Wetaskiwin No. 10, County of

MLS® #A2197838

**\$695,000**

5 Bedroom, 3.00 Bathroom, 1,472 sqft  
Residential on 37.39 Acres

NONE, Rural Wetaskiwin No. 10, County of, Alberta

Imagine 37.39 acres, NO SUBDIVISION RESTRICTIONS! This well-built Family Bungalow offers a perfect blend of care, quality, and thoughtful design. The expansive windows bring in natural light, showcasing east and west views from the open concept living area, with a breakfast bar and dining space ideal for hosting large family gatherings. The kitchen features plenty of cabinetry and modern appliances. There are 5 bedrooms in total, including a primary suite and an additional bedroom on the main floor, along with a 2-pc ensuite and a full 4-pc bathroom. Main floor laundry adds convenience, with ample room for a freezer and extra storage. The basement is a walk-out with more bedrooms and a 4pc bathroom. Step outside to beautifully manicured landscaping, mature trees, and a peaceful, park-like setting. The oversized, heated triple garage provides plenty of space for vehicles, the workshop is perfect for projects. In-floor heating and efficient workspace for hobby's and/or woodworking

Built in 1991

## Essential Information

MLS® #	A2197838
Price	\$695,000
Bedrooms	5



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,472
Acres	37.39
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	452055 Rge Road 263
Subdivision	NONE
City	Rural Wetaskiwin No. 10, County of
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T9A 1X2

### **Amenities**

Parking Spaces	3
Parking	Heated Garage, Insulated, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance Landscape, Private, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            February 27th, 2025

Days on Market      41

Zoning                Agricultural

### **Listing Details**

Listing Office        RE/MAX iRealty Innovations

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