

\$499,900 - 42064 Hwy #13, Rural Wetaskiwin No. 10, County of

MLS® #A2184551

\$499,900

3 Bedroom, 2.00 Bathroom, 1,661 sqft
Residential on 3.90 Acres

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

Nearly 4 Acres right off the highway with a beautiful home and plenty of room to do everything that acreage living offers! Situated just 4 miles west of Hwy #20 on Hwy #13 you will find a curving driveway that provides for plenty of parking at the end of which you will find a Kimberly prefab home built to the exacting standards of Empire Modular Homes.

This home feels like a bungalow from the moment you approach it, and the quality of the build is evident in everything from the concrete pony wall / welded piling foundation to the premium grade materials, drywall, top-grade cabinets and quality fixtures used. Inside you will fall in love with the open layout of the main living area with its spacious kitchen area offering plenty of cupboards and counter space along with a huge unique island. A large deck just out the patio doors off the dining room is ideal for summer BBQ's and spending time with friends and family and is already wired for a hot tub! The living room is complete with a cozy gas fireplace for those quiet evenings that you just want to relax. There is nothing better than having a large, attached garage located just off the kitchen area for bringing in the groceries etc in a warm, dry environment on those rainy/snowy days and to add to the convenience the laundry room is just off the garage entrance as well which has the potential to become a 2 pc



bath. On the other end of the home, you will find 2 good sized bedrooms, a 4pc bathroom and a luxurious primary bedroom. Complete with a huge ensuite that has a jetted tub, shower and walk-in closet, the primary will become your own private retreat. Numerous upgrades throughout the years including new shingles in June, 2020 along with the high-quality of the original build add to the value that you will find here. This elegant, comfortable home is surrounded by low maintenance, manicured landscaping and cross-fenced pastures as well as a large dog 8' high dog run approximately 164' x 164' that is double fenced 4' up and runs 4' underground as well. Animal shelters and a Can-Am automatic waterer installed in 2017 add to the functionality and options that this pretty acreage can offer you. Pavement right to your door and a quiet, secluded backyard give you the best of both worlds for country living. This property has clearly been well loved by the current owner and is now ready to welcome inhabitants to enjoy everything it has to offer.

Built in 2003

Essential Information

MLS® #	A2184551
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,661
Acres	3.90
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	42064 Hwy #13
Subdivision	NONE
City	Rural Wetaskiwin No. 10, County of
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C 2X0

Amenities

Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard, Dog Run
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Level, Low Maintenance Landscape, Pasture, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	December 24th, 2024
Days on Market	76
Zoning	RR

Listing Details

Listing Office	CIR Realty
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