



## 233060 TWP RD 460 Rural Wetaskiwin County AB

\$288,900

FANTASTIC acreage (1.37 Acres), only 4 miles East of Wetaskiwin, and not in a subdivision. This charming character home is ready for the perfect handy-person to put their personal touches on. Newer updates within the last 3 years, include High Efficient Furnace, Hot water tank and Central A/C. 100 AMP service with newer panel. New asphalt shingles and eavestroughs installed 2024. Character highlights include, arched doorways, coved living room ceiling, large upper level bedrooms with eave storage spaces. 2 Bedrooms and 4pc bath on main floor. Separate dining area off the kitchen. Basement is unfinished and ready to develop. Double detached garage and car port. Partially enclosed deck off the back entrance. Additional storage sheds available on the property. Crossed fence for security of your pets. Garden spot area, mature trees bordering the property line. A great place to enjoy the outdoors, with the fun of Country Living at its best!!

Listing Presented By:



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