



## 25 475013 RGE RD 243 Rural Wetaskiwin County AB

\$619,900

Situated privately within the trees on a hill this 1,835ft<sup>2</sup> 4 bedroom 2 storey split on 6.13 acres minutes to Millet on pavement. Main floor is filled with natural light from tons of upgraded windows and doors. Renovated kitchen features gas stove, tons of storage, eating bar, coffee area with attached dining area. Living room boasts wood burning fireplace and elegant tile surround. Upstairs has 4 large bedrooms, master has an ensuite and walk in closet, lots of windows for overlooking the acreage. Basement is finished with family room, second fireplace, recreation room and large storage room. Upgraded electrical, newer drilled water well (2009), new boiler and hot water system to keep you warm. Insulated double garage 23x24 with breezeway between the house. Back yard is fully fenced for dogs, acreage is also cross fenced and has a 22x36 barn used for horses previously. More features include garden, fruit trees and fire pit area. Many trails throughout property is great for the nature enthusiast!

Listing Presented By:



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