



## 454044 RGE RD 274 Rural Wetaskiwin County AB

\$324,900

\*LOOKING FOR AN ACREAGE?\* Ideally located close to schools, shopping, Falun & Pigeon Lake! This gem of an acreage is not only affordable but value packed! On 3.73 acres this 1785ft.<sup>2</sup> bungalow has had some recent updates including, fresh paint, siding, windows, flooring, kitchen cabinets & counters. Entering the side door you are greeted by a large mud room, this side of the home has 4 good sized bedrooms, the primary with accommodate a king sized bed, nice closet space and 3pc ensuite. One out of the two living spaces is on this side of the home, great if you need some separation, updated 4pc bath, utility, storage and laundry room. The kitchen is a galley style, you will love all the cabinets & counter space. The kitchen then flows into a massive family and dining room, the perfect spot for entertaining. The yard is all treed in, great for privacy, east facing deck perfect for morning coffees. And last but not least a DOUBLE, HEATED, INSULATED GARAGE, awesome for a handyman or for additional storage!

Listing Presented By:



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