



## 59 473084 RGE RD 242 Rural Wetaskiwin County AB

\$399,900

PRIDE OF OWNERSHIP! 35' DEEP X 22' WIDE ATTACHED GARAGE! FENCED FOR DOGS! GORGEOUS LOT! Looking for the ideal starter acreage on a budget, but wanting fairly move in ready? This 1162 sq ft 3 bed, 3 bath 3.11 acre home has been well cared for & ready for a new family to love it! Feat: newer vinyl windows, siding, doors, shingles, concrete patio, HE furnace, fenced yard area, & more! A treeline driveway leads to your OVERSIZED DOUBLE TANDEM garage & RV parking area, w/ great yard for the pups to run! Functional dining / kitchen space next to the dining / living room. 2 bedrooms up, w/ 3 pce primary bed. Additional 4 pce bath & access to the front deck. The basement is fully finished, w/ 3rd bedroom, den (add a wall to make a 4th bedroom), rec room, cold storage, 4 pce bath & access to the garage. Shed / old tack space for outdoor storage Fully treed along the east & south property line for privacy & perfect spot for summer bonfires. 20 minutes to Leduc, 15 to Wetaskiwin. Paved to the driveway, a great spot!

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

kevindoyle@remax.net  
<http://kevindoyle.remax.ca/>

**RE/MAX ELITE**

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Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)