



# 108-472084 Range Road 241 Rural Wetaskiwin County AB

\$584,900

Quiet country living in a park-like treed setting backing a Wooded Environmental Reserve. Plenty of locations in this sanctuary to escape the bustle of the city and enjoy solitude, and view wild life such as birds, moose, deer - to name a few! The home is perched on a hill with 70 feet of sand for drainage. There has never been an issue with water in the basement. Open foyer to a large living room with added ceiling textures. Dining area opens to deck. Kitchen with oak cabinetry. Off the kitchen is extra cupboard space and laundry room w sink. Primary BR - fits a king bed, walk-in closet & 3-piece bath. 2nd bedroom & 4-piece baht complete the main floor. The lower lever has a WALKOUT, family room with wood stove, 2 more bedrooms, office/den and 4-piece bath. Warm, cozy basement has 12" walls - ICF 8" combined with 2" of insulation on int/exterior walls. ORIGINAL OWNERS have loved this home over the years. Updates include: Shingles 2018 2023 A/C, 2024 All Poly B removed.

Listing Presented By:



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