



## Rural Wetaskiwin County Alberta

\$450,000

SERENE VIEWS! FRESH PAINT & FLOORING! IMMEDIATE POSSESSION! Searching for a well kept acreage near the Village at Pigeon Lake? Untouched skyline to the Battle River Valley for unobstructed prairie views? Room to add your dream shop? This 2196 sq ft 3 bed, 2 bath 2009 refreshed modular on 2.62 acres is it! Feat: hardie board siding, new laminate flooring in 2 of the bedrooms, fresh paint, large decks off the front and back, wood burning fireplace, & more! Massive open concept living space unites the living / kitchen / dining space; ideal for entertaining! Spacious kitchen w/ tons of cabinets, double island, gas stove, & plenty of windows for ample natural light. 3 large bedrooms, including the primary bedroom w/ huge 5 pce ensuite & double closets. Additional 4 pce bath, laundry room & sink. 200 amp trench to house; split to future shop. 2- 1000L septic tanks w/ field option, drilled well, propane heat. Minutes to 2 golf courses, paved to the subdivision yet quiet & serene; best of both worlds! A must see. (id:6769)

Living room 6.69 m X 4.4 m  
Dining room 4.9 m X 4.15 m  
Kitchen 4.93 m X 4.16 m  
Family room 4.56 m X 4.15 m

Primary Bedroom 5.16 m X 4.16 m  
Bedroom 2 3.41 m X 4.16 m  
Bedroom 3 3.57 m X 4.15 m  
Laundry room 2.07 m X 2.92 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

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