

\$925,000 - 62013 Twp Rd 462a, Rural Wetaskiwin No. 10, County Of

MLS® #A2252622

\$925,000

3 Bedroom, 2.00 Bathroom, 1,491 sqft
Single Family on 27.14 Acres

Hiland Spruce Estates, Rural Wetaskiwin No. 10, County Of, Alberta

Rich in history, this grandeur lakeside acreage is among the last of its kind! The waterfront views offer breathtaking sunsets and morning sunrises you cannot wait to wake up to. Wide open skies above the custom designed fire pit area elevate your star gaze while mature landscaping and farm land surrounds you in privacy. Spanning over 250 feet of shoreline, let your dreams soar! Step onto the wrap around deck and into the main level where the kitchen and dining room take full advantage of southeast facing lake views. Cozy up in the east wing where the hot tub overlooks the lake and the fireplace connects the spacious living room. Two bedrooms and 5pc bathroom complete the main floor. Downstairs, the character of this 1960s farm home shines. With room to develop as you like, the walk out basement would make for a great games room, wet bar area or hobby space. Currently used for generous storage, it also features a bathroom, laundry and bedroom. Step outside and nestle into the covered patio area. Listen to the sounds of birds sing and gentle crash of waves along the docks. Thoughtful landscaping highlights the historic roots where Hiland Spruce Estates originated; boasting perfect blends of sun and shade. The NE corner of homesteading acres even features an adorable school house, rustic trapper's cabin and well built 24' x 14' shed.



The large 32â€™ x 46â€™ shop is a mechanicâ€™s dream; heated with full size furnace, insulated, concrete pad, windows and 220 power. An expansive machinery shop with more than enough room to park all the vehicles, equipment and toys; features 30 amp RV power and 220v as well! The heightened addition also offers excellent dry storage. Home updates over the years include septic field, water well, shingles and vinyl siding, plumbing, electrical, furnace and remodeled design to its time of the early 90s. Over 27 acres boasting lake front views with flexibility to enjoy as your very own lakeside retreat or a rare investment portfolio addition â€“ spectacular opportunity awaits! (id:6289)

Built in 1965

Essential Information

Listing #	A2252622
Price	\$925,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,491
Acres	27.14
Year Built	1965
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	62013 Twp Rd 462a
Subdivision	Hiland Spruce Estates
City	Rural Wetaskiwin No. 10, County Of
Province	Alberta
Postal Code	T0C0T0

Amenities

Amenities	Schools, Shopping, Water Nearby
Features	Treed, Other, No neighbours behind, Closet Organizers
Parking	Detached Garage, Garage, Heated Garage, Oversize, Parking Pad, See Remarks
# of Garages	6
View	View

Interior

Appliances	See remarks
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Maxwell Real Estate Solutions Ltd.



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