

# \$494,900 - 42064 Highway 13, Rural Wetaskiwin No. 10, County of

MLS® #A2208839

**\$494,900**

3 Bedroom, 2.00 Bathroom, 1,661 sqft  
Residential on 3.90 Acres

NONE, Rural Wetaskiwin No. 10, County of, Alberta

Discover the perfect blend of country living and modern comfort with this stunning acreage, conveniently located on pavement. This well-maintained property greets you with a winding driveway offering plentiful parking, guiding you to a beautifully crafted home. Step into an inviting open living space where the kitchen takes center stage, featuring ample cupboard and counter space alongside a striking oversized island. Adjacent to the dining area, patio doors lead to a spacious deck—ideal for summer BBQs, entertaining, or unwinding—pre-wired for a hot tub. The cozy living room, warmed by a gas fireplace, promises tranquil evenings, while a large attached garage off the kitchen simplifies grocery drop-offs in any weather. A nearby laundry room offers potential for conversion into a 2-piece bath. At the opposite end, two generously sized bedrooms share a 4-piece bathroom, while the luxurious primary suite serves as a private retreat. Its expansive ensuite features a jetted tub, shower, and walk-in closet, delivering a spa-like escape. Recent upgrades, including new shingles installed in June 2020, elevate this already impressive home. Outside, low-maintenance landscaping and cross-fenced pastures create a scenic backdrop and is an excellent choice for horse people. A massive 8'™ high dog run (approximately 164'™ x 164'™),



double-fenced (4â€™™ above and 4â€™™ below ground), paired with animal shelters and a Can-Am automatic waterer added in 2017, make this property a paradise for pets and livestock. With pavement to your doorstep and a peaceful, private backyard, youâ€™™ll relish both convenience and seclusion. Outdoor enthusiasts will love the location on pavementâ€™™just 20 minutes from Pigeon Lake and 15 minutes from Buck Lakeâ€™™offering abundant recreational opportunities. Meticulously maintained by its current owner, this beautiful home blends space, quality, and natural beauty. tion on pavementâ€™™just 20 minutes from Pigeon Lake and 15 minutes from Buck Lakeâ€™™offering abundant recreational opportunities. Meticulously maintained by its current owner, this beautiful home blends space, quality, and natural beauty!

Built in 2003

### **Essential Information**

MLS® #	A2208839
Price	\$494,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,661
Acres	3.90
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	42064 Highway 13
Subdivision	NONE
City	Rural Wetaskiwin No. 10, County of

County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C 2X0

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Fire Pit, Private Yard, Dog Run
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, Pasture, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	15
Zoning	Agricultural

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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