

# \$849,000 - 455049 Rge Rd 274, Village at Pigeon Lake

MLS® #A2214683

## \$849,000

5 Bedroom, 3.00 Bathroom, 1,675 sqft  
Residential on 5.00 Acres

NONE, Village at Pigeon Lake, Alberta

Beautiful 1675 sq/ft home built in 2016 and Fully Finished 40'x40' Shop situated on 5 Acres. The Main Floor of the home hosts an open concept Living room, Dining, and Kitchen with new Appliances within the last 2 years. The Primary Bedroom has its own 5 piece ensuite and walk-in closet. Two more bedrooms, a 4 piece bathroom, and the Laundry/Mudroom complete the main floor. The Basement has a large family room with a wet bar, Two more bedrooms, 4 piece bathroom, and a large Storage/Utility room all with in-floor heat. The home has Metal siding, Air Conditioning, a Gas Fireplace, and Decks off the front and back. The Gorgeous shop has in-floor heat, an epoxy coated floor, two power overhead doors, hot & cold water, and full RV hookup on its side with Power, Water, and Sewer. Already set up to bring your animals with nice rail fence and a hydrant for water. This Entire Property shows off its pride of ownership and must be appreciated in person!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2214683  |
| Price          | \$849,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,675     |



|            |                                  |
|------------|----------------------------------|
| Acres      | 5.00                             |
| Year Built | 2016                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Acreage with Residence, Bungalow |
| Status     | Active                           |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 455049 Rge Rd 274            |
| Subdivision | NONE                         |
| City        | Village at Pigeon Lake       |
| County      | Wetaskiwin No. 10, County of |
| Province    | Alberta                      |
| Postal Code | T0C 1H0                      |

### Amenities

|              |           |
|--------------|-----------|
| Parking      | RV Garage |
| # of Garages | 2         |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Freezer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Forced Air, Propane   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Landscaped, Private, Treed |
| Roof              | Asphalt Shingle            |
| Construction      | Metal Siding               |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 2                |
| Zoning         | AG               |

## **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) |
|----------------|-------------------------------|

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