

\$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, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Electric Stove |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Basement | None |

Exterior

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

Additional Information

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|----------------|-----------------|
| Date Listed | April 7th, 2025 |
| Days on Market | 31 |
| Zoning | Agricultural |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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