

# \$689,000 - 463042 Range Road 274, Falun

MLS® #A2252957

**\$689,000**

4 Bedroom, 3.00 Bathroom, 1,375 sqft  
Residential on 4.00 Acres

Falun, Falun, Alberta

Discover country living at its best in this beautifully designed home. The main floor features a spacious primary suite with a 2-piece ensuite, two additional bedrooms, and an inviting open layout. The kitchen and dining area flow seamlessly into the bright living room with a cozy fireplace, while a mudroom, laundry, and ample storage add everyday convenience. The finished walk-out basement offers even more living space with a large rec room, additional bedroom, 4-piece bath, utility area, and generous storage. Expansive windows bring in natural light throughout, creating the perfect balance of style, comfort, and function in a private rural setting. Shop has over 2,000 sq ft of workshop, ample storage including on the mezzanine, and 384 sq ft of living space.

Built in 1979

## Essential Information

MLS® #	A2252957
Price	\$689,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	4.00
Year Built	1979



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	463042 Range Road 274
Subdivision	Falun
City	Falun
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C 1H0

### Amenities

Parking	Off Street
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### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Living Room, Mantle, Wood Burning, Other, Raised Hearth
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Fruit Trees/Shrub(s), Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	August 31st, 2025
Days on Market	2

Zoning

Rural Residential

Listing Details

Listing Office

CIR Realty

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