

\$499,900 - 72034 Weather Station Road, Wagner

MLS® #A2259088

\$499,900

3 Bedroom, 2.00 Bathroom, 2,037 sqft

Residential on 2.52 Acres

NONE, Wagner, Alberta

Tucked away at the end of a quiet road, this well-maintained and upgraded 2-storey home offers the perfect blend of space, privacy, and country living. Situated on 2.52 acres of beautifully laid-out corner property, the yard is cross-fenced and ready for animals, while mature trees provide shelter and seclusion. Inside, youâ€™ll find over 2,000 sq ft of living space with 4 bedrooms and 2 full bathrooms. The homeâ€™s warmth and character shine through with two wood-burning fireplaces, creating cozy spaces for family gatherings. A thoughtful floorplan offers both comfort and function, with plenty of room for everyone. Recent upgrades include a brand-new covered deck (2025), perfect for enjoying the outdoors in any season. The property also features a single detached garage for parking and storage. If youâ€™re looking for country charm with modern updates, and the peace of a private setting, this acreage checks all the boxes.

Built in 1950

Essential Information

MLS® #	A2259088
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,037



Acres	2.52
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	72034 Weather Station Road
Subdivision	NONE
City	Wagner
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 2M0

Amenities

Parking Spaces	5
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	French Door, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Irregular Lot
Roof	Asphalt
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
Zoning	RS

Listing Details

Listing Office	ROYAL LEPAGE PROGRESSIVE REALTY
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.