

\$1,250,000 - 472034 31 Range, Rural Wetaskiwin No. 10, County of

MLS® #A2227664

\$1,250,000

5 Bedroom, 2.00 Bathroom, 1,618 sqft
Residential on 159.28 Acres

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

An opportunity like this doesn't come along very often. 159 acres with an established homestead that boasts a 1618 square foot home, 4 large out buildings and around 140 acres of cultivated land! Located only a few minutes west of Pigeon Lake, this property is perfect for a family that wants to begin or extend their farming dreams. As you pull into the property, you'll enjoy the long driveway adorned with lilac flowers. As you approach the house you'll notice the heated four car garage to your right and the 1618 square foot home to your left. A spacious entry greets you as you walk into the home. As you make your way on to the main level you'll find the massive family kitchen which features a massive pantry that is so big that it's currently being used as an office! The space on the main level is expansive with a formal dining area and a cavernous living room. There are three large bedrooms on the main level and a four piece bath too! In the basement there is an enormous family area, two bedrooms; including one that is larger than the primary bedroom and includes a walk in closet! The basement is complete with a large laundry area/mechanical room, lots of extra storage and a three piece bath. As you leave the house to enjoy the rest of the property, you'll find the original double garage to the west of the house. Further west of the home



is the 81x32 machine shed and the 42x32 heated shop! With plenty of shops for all the tools and toys, roughly 20 acres of homestead and approximately 140 acres of cultivated land, this is the perfect farm site! There is also an opportunity to purchase the quarter section to the south (MLS A2227656) as well!

Built in 1967

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2227664 |
| Price | \$1,250,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,618 |
| Acres | 159.28 |
| Year Built | 1967 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------------|
| Address | 472034 31 Range |
| Subdivision | NONE |
| City | Rural Wetaskiwin No. 10, County of |
| County | Wetaskiwin No. 10, County of |
| Province | Alberta |
| Postal Code | T0C 2T0 |

Amenities

| | |
|--------------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Phone Connected, Water Connected |
| Parking | Double Garage Detached, Quad or More Detached |
| # of Garages | 6 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows |
| Appliances | Freezer, Oven-Built-In, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | Rain Gutters |
| Lot Description | Farm, Lawn, Pasture |
| Roof | Asphalt Shingle |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 4th, 2025 |
| Days on Market | 20 |
| Zoning | AG |

Listing Details

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

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