

62013 Twp Rd 462A
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2252622



\$925,000

Division:	Hiland Spruce Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,491 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Driveway, Heated Garage, Insulated, Over		
Lot Size:	27.14 Acres		
Lot Feat:	Front Yard, Irregular Lot, Lake, Landscaped, Lawn, No Neighbours Behind, T		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Private Sewer, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-46-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Recreational Residential
Foundation:	Poured Concrete	Utilities:	High Speed Internet
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s)		
Inclusions:	All goods negotiable		

Rich in history, this grandeur lakeside acreage is among the last of its kind! The waterfront views offer breathtaking sunsets and morning sunrises you cannot wait to wake up to. Wide open skies above the custom designed fire pit area elevate your star gaze while mature landscaping and farm land surrounds you in privacy. Spanning over 250 feet of shoreline, let your dreams soar! Step onto the wrap around deck and into the main level where the kitchen and dining room take full advantage of southeast facing lake views. Cozy up in the east wing where the hot tub overlooks the lake and the fireplace connects the spacious living room. Two bedrooms and 5pc bathroom complete the main floor. Downstairs, the character of this 1960s farm home shines. With room to develop as you like, the walk out basement would make for a great games room, wet bar area or hobby space. Currently used for generous storage, it also features a bathroom, laundry and bedroom. Step outside and nestle into the covered patio area. Listen to the sounds of birds sing and gentle crash of waves along the docks. Thoughtful landscaping highlights the historic roots where Hiland Spruce Estates originated; boasting perfect blends of sun and shade. The NE corner of homesteading acres even features an adorable school house, rustic trapper's cabin and well built 24' x 14' shed. The large 32' x 46' shop is a mechanic's dream; heated with full size furnace, insulated, concrete pad, windows and 220 power. An expansive machinery shop with more than enough room to park all the vehicles, equipment and toys; features 30 amp RV power and 220v as well! The heightened addition also offers excellent dry storage. Home updates over the years include septic field, water well, shingles and vinyl siding, plumbing, electrical, furnace and remodeled

design to its time of the early 90s. Over 27 acres boasting lake front views with flexibility to enjoy as your very own lakeside retreat or a rare investment portfolio addition – spectacular opportunity awaits!