

214, 271022 TWP 480

Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2280950

**\$949,000**



<b>Division:</b>	Curilane Beach		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,251 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.44 Acre		
<b>Lot Feat:</b>	Beach, Fruit Trees/Shrub(s), Lake, Landscaped, Treed, Views, Waterfront		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	2-48-27-W4
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	Residential Recreation
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

This Magnificent Property with Lakefront Access and Views holds a 2250 sq/ft Home with a Double Attached Garage, Quadruple Detached Garage, and More! Inside the home the Main Level is made up of Two Bedrooms, Living room with a wood fire place on a stone wall, Kitchen that is open to the Dining room with a vaulted ceiling, and Family room with another fireplace. A Walk-In Pantry, Laundry/Utility Room, and a 4 Piece Bathroom Conclude the Main floor. The Upper Level has the Primary Bedroom that has its own 4 Piece Ensuite Bathroom, Walk-In Closet, and an Office. This Home is Wheelchair accessible from the Attached Garage with a lift and from the large back deck that over looks the lake through the patio doors into the Living room and Family room. The Detached Garage measures 36'x28' has a Concrete floor, Heat, Power, and Two Overhead Doors. This Property Welcomes you to enjoy the lake year round with extra storage for toys of every season!