

# **\$375,000 - 21041, 461 Township, Rural Wetaskiwin No. 10, County of**

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MLS® #A2262633

**\$375,000**

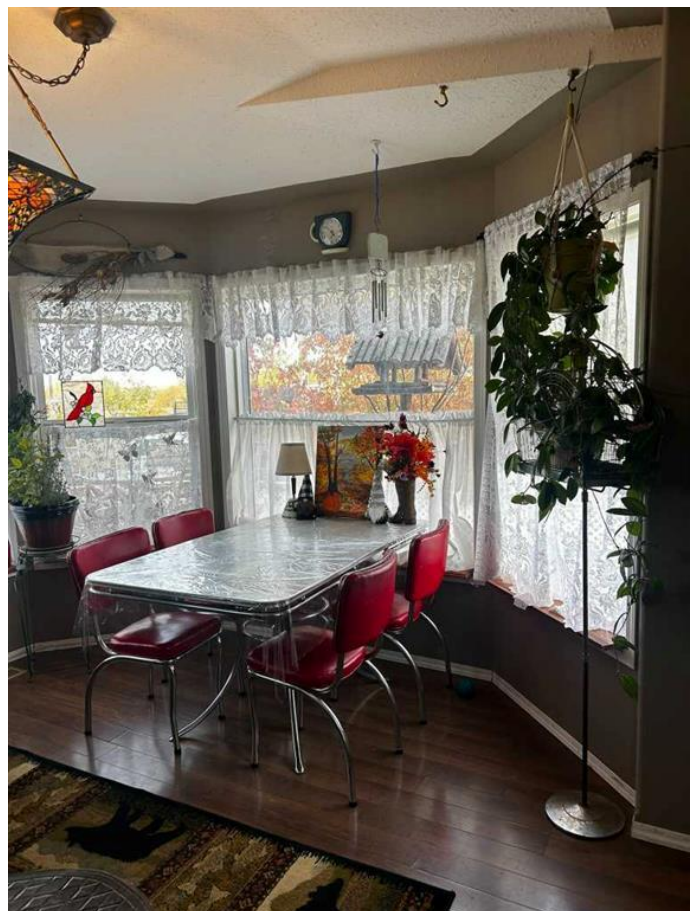
3 Bedroom, 3.00 Bathroom, 1,862 sqft  
Residential on 4.92 Acres

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

Take a look at this expansive single-level home with a vaulted living room ceiling—you won't be disappointed! Nestled at the end of a long driveway, this property offers nearly 5 acres of privacy in the scenic hills near Battle Lake. Despite its peaceful seclusion, it's conveniently located just seconds off Highway 13.

Originally placed in 2003, the home has seen thoughtful updates, including new shingles this past summer. A full wrap-around deck and a detached 20' x 30' garage/workshop with a 14' door extend the living and storage space. Situated on solid belled concrete pilings, the home has remained secure and well-maintained.

Inside, you'll immediately notice the care and attention given over the years. Skylights, vaulted ceilings, and generously sized rooms create a bright, open atmosphere. The property also includes a sea can for storage, a charming garden reading nook or she shed, a 16' x 20' powered shop with a dirt floor, and an older mobile home that has been used as a dog kennel for the past few years but still offers power, water, and heat. There is also an iconic red barn that, with TLC, could be restored to its former glory. The entire 4.92 acres is perimeter fenced with some additional



cross fencing, though the portable construction panels currently on site will not remain with the property.

While the owners have had family and friends assisting with clean-up, their health has limited what could be completed prior to listing. We encourage you to look past the remaining work and envision the full potential of this unique property once it is refreshed.

Built in 2002

### **Essential Information**

MLS® #	A2262633
Price	\$375,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,862
Acres	4.92
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	21041, 461 Township
Subdivision	NONE
City	Rural Wetaskiwin No. 10, County of
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C 2V0

### **Amenities**

Parking	Heated Garage, Insulated, Gravel Driveway, Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Built-in Features, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet
Appliances	Dishwasher, Dryer, Oven, Stove, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Has Basement	Yes
Basement	None, Crawl Space

**Exterior**

Exterior Features	Balcony, Private Yard, Kennel
Lot Description	Garden, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

**Additional Information**

Date Listed	October 6th, 2025
Days on Market	6
Zoning	C

**Listing Details**

Listing Office	Morrison Realty (1990) Ltd.
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