

# \$250,000 - 016 Maplewood Ave (railway Ave), Watino

MLS® #A2221322

**\$250,000**

4 Bedroom, 2.00 Bathroom, 1,520 sqft

Residential on 0.95 Acres

NONE, Watino, Alberta

Nestled along the scenic banks of the Smoky River, this picturesque property in Watino offers the ultimate blend of natural beauty, peaceful living, and modern comfort. With private, direct access to the river, enjoy fishing, boating, swimming, or simply unwinding by the water, just steps from your door. This bright and welcoming 4-bedroom home is move-in ready, featuring an open-concept layout designed for both comfort and functionality. The spacious kitchen offers ample cabinetry, generous counter space, and a walk-in pantry, seamlessly connecting to the dining area and sunlit living room, complete with deck access, perfect for indoor-outdoor living. The primary suite is a private retreat with a large walk-in closet and full ensuite, while the additional bedrooms are thoughtfully located at the opposite end of the home for added privacy. Set on just under an acre, the meticulously landscaped yard is a showstopper. Mature trees, vibrant flower beds, two expansive decks, and a charming hillside waterfall create an oasis for relaxation, gardening, or entertaining. There's plenty of space to roam, play, or take in the serenity of the surrounding prairie views. The property also features a 30x30 detached garage with new shingles (2023), a single detached garage, four storage sheds, tons of parking, and is conveniently located near the community clubhouse. Located just a short drive from Falher with school bus service available, this home is the perfect blend of



nature, functionality, and serenity. Don't miss your chance to own this riverside gem. Book your showing today!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221322    |
| Price          | \$250,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,520       |
| Acres          | 0.95        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 016 Maplewood Ave (railway Ave) |
| Subdivision | NONE                            |
| City        | Watino                          |
| County      | Birch Hills County              |
| Province    | Alberta                         |
| Postal Code | T0H 3R0                         |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 6                                                                  |
| Parking        | Single Garage Detached, Workshop in Garage, Triple Garage Detached |
| # of Garages   | 3                                                                  |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                              |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |

|          |      |
|----------|------|
| Basement | None |
|----------|------|

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Fire Pit, Garden, Storage |
|-------------------|---------------------------|

|                 |                                                                                                                           |
|-----------------|---------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Creek/River/Stream/Pond, Garden, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Many Trees |
|-----------------|---------------------------------------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |              |
|--------------|--------------|
| Construction | Vinyl Siding |
|--------------|--------------|

|            |           |
|------------|-----------|
| Foundation | Piling(s) |
|------------|-----------|

## Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 14th, 2025 |
|-------------|----------------|

|                |   |
|----------------|---|
| Days on Market | 6 |
|----------------|---|

|        |                       |
|--------|-----------------------|
| Zoning | Municipal Residential |
|--------|-----------------------|

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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