

# \$699,000 - 453039 Rge Road 10, Rural Wetaskiwin No. 10, County of

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MLS® #A2235105

**\$699,000**

1 Bedroom, 1.00 Bathroom, 1,455 sqft  
Agri-Business on 49.20 Acres

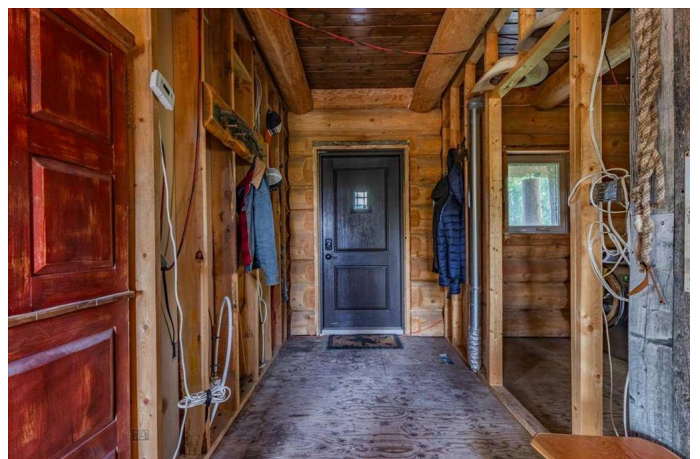
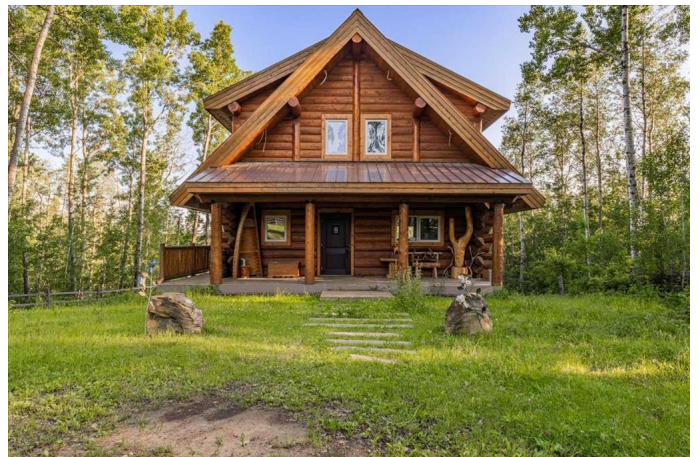
NONE, Rural Wetaskiwin No. 10, County of, Alberta

Discover a truly unique opportunity to own 49 acres along the picturesque Battle River and close to Pigeon Lake. This 1454 sq/ft custom home blends rustic charm with modern living, offering 2 bedrooms with the potential to add more. The home boasts vaulted ceilings creating a spacious feel while large decks provide stunning views of the river making it the perfect spot to unwind and connect with nature. The property is a haven for horse lovers, complete with a well-equipped barn, a spacious shop, and 2 stock waterers. It's a paradise for wildlife enthusiasts with frequent sightings of deer and other wildlife right in your backyard. Despite its tranquil and private setting, this sanctuary is conveniently located less than an hour from both Edmonton and Red Deer offering the perfect balance of seclusion and accessibility. With just a few finishing touches needed, this property is ready to be transformed into your dream retreat. Don't miss this rare chance to own a piece of Alberta's natural beauty!

Built in 2013

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2235105  |
| Price    | \$699,000 |
| Bedrooms | 1         |



|                |               |
|----------------|---------------|
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,455         |
| Acres          | 49.20         |
| Year Built     | 2013          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 453039 Rge Road 10                 |
| Subdivision | NONE                               |
| City        | Rural Wetaskiwin No. 10, County of |
| County      | Wetaskiwin No. 10, County of       |
| Province    | Alberta                            |
| Postal Code | T0C 2V0                            |

### Interior

|              |                                     |
|--------------|-------------------------------------|
| Appliances   | Dishwasher, Gas Stove, Refrigerator |
| Heating      | Forced Air, Propane                 |
| Has Basement | Yes                                 |
| Basement     | Finished, Full                      |

### Exterior

|              |           |
|--------------|-----------|
| Roof         | Metal     |
| Construction | Log       |
| Foundation   | ICF Block |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | June 26th, 2025     |
| Days on Market | 63                  |
| Zoning         | Country Residential |

### Listing Details

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

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