

# \$260,000 - 780047 Rge Rd 242a, Watino

MLS® #A2142557

## \$260,000

4 Bedroom, 3.00 Bathroom, 1,705 sqft  
Residential on 15.56 Acres

NONE, Watino, Alberta

15.44 ACRES BORDERING THE RIVER IN WATINO! This property was at one point a market garden, and can be turned back into one if you wish. There is an orchard with apples, crab apples, apple crabs, 3 types of plums, saskatoons, and rhubarb. The land is fertile and great for gardening, and is organic. You have beautiful mature trees, and plenty of bush as well. The gorgeous yard is perfect for relaxing or entertaining. There is plenty of water in the well that never runs low. The 1700 sf home has 4 bedroom and features a large living room, bright kitchen with lots of counters open to dining area. You have main floor laundry, office, and attached garage, with a pit to work on your car. The walk out basement is huge and boasts a wine making room, huge storage, and cold rooms for root cellar and wine cellar, bathroom, water treatment system, and new central vac. The main area downstairs is left to your development. The basement is made of cinder block and is dry. Properties along the river do not come up often, and This could be your dream home. Call to view today.

Built in 1976

## Essential Information

MLS® #	A2142557
Price	\$260,000
Sold Price	\$250,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,705
Acres	15.56
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

### Community Information

Address	780047 Rge Rd 242a
Subdivision	NONE
City	Watino
County	Birch Hills County
Province	Alberta
Postal Code	T0H 3R0

### Amenities

Parking	Double Garage Attached
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### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Beach, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Many Trees, Orchard(s)
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Block, See Remarks

### Additional Information

Date Listed	June 18th, 2024
Date Sold	November 14th, 2024
Days on Market	149
Zoning	ag restricted
HOA Fees	0.00

**Listing Details**

Listing Office                Sutton Group Grande Prairie Professionals

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