

\$724,999 - 15054 452a Township, Westeros

MLS® #A2142807

\$724,999

4 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 157.00 Acres

NONE, Westeros, Alberta

Calling all homesteaders, outdoor enthusiasts, gardeners, and adventurers! Discover your dream homestead on this expansive 157-acre recreational land located in the heart of central Alberta. This remarkable property offers a perfect blend of natural beauty, functional amenities, and endless opportunities for outdoor activities. Two flowing springs, a creek running through and a beaver pond on the North East corner make this property one of a kind. Situated conveniently close to Battle Lake, Pigeon Lake, Twin Lakes, and Buck Lake, this quarter section provides easy access to some of Alberta's most stunning recreational destinations. There is a cozy and inviting approximately 1,200 sq. ft. home, providing comfort and charm amidst nature's splendor. The design features a primary bedroom with large ensuite and even larger walk in closet as well as a functional and modern kitchen and a beautiful feature wall wood fireplace in the living room. 4 Bedrooms and 3 full baths make this home one that your family can grow into. You can choose the back deck or the covered front porch to sit and enjoy your morning coffee. A spacious 28' x 24' two-car garage with cement floor is perfect for vehicle storage or a workshop. A 30' x 35' shop/cold storage could be finished to be ideal for hobbyists, mechanics, or leave it as it is for additional storage. A large 40' x 60' open pole shed, built by Goodon, offers versatile space for equipment, vehicles, or even livestock if that is your vision. Enjoy walking or



cross-country skiing on the picturesque trails that weave through the property’s lush, treed landscape. There is an incredible garden area with raised beds, perfect for cultivating vegetables, herbs, and flowers. The garden also features beautiful perennial flowers, adding vibrant colors and scents to your outdoor space.

The greenhouse will allow your garden to get a headstart and then thrive throughout the summer! In the middle of the front yard is a rock garden and fire area to sit and enjoy the evenings. Embrace the serenity of nature and the freedom to create your perfect homestead. This property is a haven for those seeking a peaceful and sustainable lifestyle, with ample space for outdoor activities, gardening, and enjoying the natural surroundings.

Built in 1992

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2142807 |
| Price | \$724,999 |
| Sold Price | \$715,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,270 |
| Acres | 157.00 |
| Year Built | 1992 |
| Type | Residential |
| Sub-Type | Recreational |
| Style | Acreage with Residence, Bungalow |
| Status | Sold |

Community Information

| | |
|-------------|---------------------|
| Address | 15054 452a Township |
| Subdivision | NONE |
| City | Westerose |

| | |
|-------------|------------------------------|
| County | Wetaskiwin No. 10, County of |
| Province | Alberta |
| Postal Code | T0C 2V0 |

Amenities

| | |
|-----------|--|
| Utilities | Electricity Paid For, Phone Available, Propane, Sewer Connected, Water Connected |
| Parking | Double Garage Detached, Driveway |

Interior

| | |
|-------------------|---|
| Interior Features | Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Refrigerator, Washer |
| Heating | Fireplace(s), Forced Air, Propane, Wood |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Fire Pit, Garden, Private Yard, Rain Barrel/Cistern(s), Storage |
| Lot Description | Creek/River/Stream/Pond |
| Roof | Metal |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 25th, 2024 |
| Date Sold | July 31st, 2024 |
| Days on Market | 35 |
| Zoning | AG |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | Morrison Realty (1990) Ltd. |
|----------------|-----------------------------|

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