

# \$648,800 - 464025 Range Road 31, Rural Wetaskiwin No. 10, County of

MLS® #A2240720

**\$648,800**

2 Bedroom, 1.00 Bathroom, 664 sqft  
Residential on 78.91 Acres

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

Leave behind the hustle & bustle of city life & embrace the tranquility of nature in this stunning custom-built log home, constructed in 2024 & situated on 78.91 acres of serene, private land. This idyllic retreat seamlessly blends modern amenities with rustic allure, making it an ideal setting for sustainable living, farming, or simply unwinding in peace.

Located just minutes from three lakes with campgrounds swimming & kayaking. This remarkable property is ready for you to move in, featuring upgraded infrastructure that enhances its unique charm. Meadows, forests, natural water systems & abundant wildlife, present an unparalleled opportunity for those seeking a getaway, recreational haven, or long-term rural lifestyle. The home, designed with open-concept layout & vaulted ceilings that create a spacious feel throughout, boasts 2 bedrooms, 3 piece bath, open concept living with combined kitchen, dining & living room. Utility closet is home to hot water on demand unit, power panel, septic alert, and pressure tank. The closet in 2nd bedroom with hookups for future stacking washer & dryer. It is completed with a welcoming front porch. Heating options include electric baseboards (with separate zones for each bedroom, the bath and the open living area) & wood, ensuring comfort throughout the seasons. The land includes 25 acres of fenced pasture,



perfect for livestock or hay cultivation, along with 53+ nature conservation acres with white pines, poplars, birch and wildlife. The perimeter & pasture fences are new 5-strand barbed wire fencing. 2 fenced yards enhance the property, one of which is RV-ready with a gravel trailer pad, power hookup & firepit area ideal for gatherings. Older garage provides extra storage space. Year-round creek flows thru property from north to south, featuring a natural beaver pond that supports a thriving ecosystem. Utilities: new septic system, new water pump, upgraded electrical service including underground electrical to home.. Pigeon Lake community, with its shops, fuel station & dining options, is just a 15-minute drive away. The property has year-round maintained county road access. offering a perfect balance of rural seclusion & convenient amenities. Included: wood stove, 3 raised garden beds, metal fire wood rack, 3 solar sensors on house fence, four roof-mounted cameras, solar gate camera, Starlink equipment, firewood & primary bedroom bed & mini fridge. Excluded: camera on east house fence, wildlife cameras, picnic table. Immerse yourself in the beauty of nature with frequent sightings of white-tailed & mule deer, moose, elk, pheasants, grouse, & various other game birds. This setting is perfect for hunting, photography, or simply enjoying the peaceful ambiance of the great outdoors.

Built in 2024

**Essential Information**

MLS® #	A2240720
Price	\$648,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	664

Acres	78.91
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	464025 Range Road 31
Subdivision	NONE
City	Rural Wetaskiwin No. 10, County of
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C2X0

### Amenities

Parking	Off Street, Parking Pad
Waterfront	Creek

### Interior

Interior Features	Ceiling Fan(s), Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	Bar Fridge, Electric Stove, Microwave Hood Fan
Heating	Baseboard, Wood, Wood Stove, Electric
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning Stove
Basement	None

### Exterior

Exterior Features	Garden, Lighting, Private Yard, Rain Gutters, RV Hookup
Lot Description	Creek/River/Stream/Pond, Garden, Lawn, Many Trees, Native Plants, Pasture, Private, See Remarks, Conservation, Meadow, Secluded, Yard Lights
Roof	Metal
Construction	Log
Foundation	Piling(s)

### Additional Information

Date Listed	July 16th, 2025
Days on Market	10
Zoning	Conservation

### **Listing Details**

Listing Office	Moore's Realty Ltd.
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