

# \$325,000 - 27 62045 Township Road 462, Rural Wetaskiwin No. 10, County of

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MLS® #A2262407

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,120 sqft  
Residential on 0.62 Acres

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

Affordable lakefront lot in Avalon Wynd on Buck Lake's west shore. Enjoy the serene lifestyle that comes with being part of a lakeside community & a variety of outdoor activities -walking, fishing, boating, etc. Only municipal & environmental reserves separate you from the water's edge. A boat launch is located just minutes away. This cozy 2-bedrm 2 bath mfg home includes primary bedrm with 4-pce ensuite & mirrored closet doors (1 door not hung & may require repair). 2 smaller bedrooms have been combined to create a spacious 2nd bedroom. Living room has laminate flooring, garden doors leading to the front step, and a built-in cabinet in corner alcove. The inviting kitchen has patio doors that open to a spacious deck. Note both front steps & large deck require replacement. Updates: well pump new fall 2024; pressure tank new approx 4 years ago. Furnace fully serviced fall 2025. This property being offered turn-key, with most furnishings, dishes, pots & utensils included.

Built in 1985

## Essential Information

MLS® #	A2262407
Price	\$325,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.62
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	27 62045 Township Road 462
Subdivision	NONE
City	Rural Wetaskiwin No. 10, County of
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C0T0

### **Amenities**

Utilities	Electricity Paid For, Propane
Parking Spaces	2
Parking	Off Street
Waterfront	Lake, Lake Front, See Remarks

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), No Animal Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, See Remarks, Window Coverings
Heating	Forced Air, Propane
Cooling	None
Has Basement	Yes
Basement	None, Crawl Space

### **Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Treed, Lake
Roof	Metal
Construction	Metal Frame, Vinyl Siding

Foundation                      Piling(s)

**Additional Information**

Date Listed                      October 4th, 2025  
Days on Market                1  
Zoning                              Residential Recreation

**Listing Details**

Listing Office                    Moore's Realty Ltd.

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