

27 62045 Township Road 462  
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2262407



**\$325,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.62 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve, Lake, Treed		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	10-46-6-W5
<b>Exterior:</b>	Metal Frame, Vinyl Siding	<b>Zoning:</b>	Residential Recreation
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Paid For, Propane
<b>Features:</b>	Built-in Features, Ceiling Fan(s), No Animal Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** 2 desks, couch & easy chair, 2nd easy chair, glass doored shelf unit, tall shelf unit, king mattress set, dresser, armoire, 2 night tables, glass topped table and 4 cushioned rattan chairs, small table, dishes, pot, pans, utensils,

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.