# \$998,000 - A 47257 Hwy 771, Rural Wetaskiwin County

MLS® #E4436463

### \$998,000

7 Bedroom, 3.00 Bathroom, 1,988 sqft Rural on 0.49 Acres

Westerose, Rural Wetaskiwin County, AB

Discover this stunning 7 bedroom waterfront home on Pigeon Lake with almost 3500 sft of developed living space! Only 1 hour from the city this four season home is perfect for families, entertainers, outdoor lovers, and Airbnb hosts alike. The bright main floor features an A-frame living room, cozy wood-burning fireplace open to your dining and well-appointed kitchen - all with Bose sound system. Step out onto your screened-in room, soak in the hot tub, or host gatherings on the expansive patio. The beautiful private primary suite features lake views, an ensuite, and walk-in closet. Main floor laundry, two additional bedrooms, a full bathroom and family theatre room complete the main floor. The fully finished basement adds four more bedrooms, a full bath, room for multiple families to stay, all with their own space! The detached shop features a work area, 2 single bays great for storing all your toys and a whole home back up generator! Don't miss this rare opportunity to own a piece of lakefront paradise!







Built in 2001

## **Essential Information**

MLS® # E4436463 Price \$998,000 Bedrooms 7

Bathrooms 3.00

Full Baths 3

Square Footage 1,988

Acres 0.49

Year Built 2001

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address A 47257 Hwy 771

Area Rural Wetaskiwin County

Subdivision Westerose

City Rural Wetaskiwin County

County ALBERTA

Province AB

Postal Code T0C 2V0

### **Amenities**

Features Off Street Parking, Ceiling 10 ft., Crawl Space, Deck, Detectors Smoke,

Hot Tub, Lake Privileges, No Smoking Home, Patio, See Remarks

Parking Spaces 8

## Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Fireplace Yes Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Concrete

Exterior Features Backs Onto Lake, Beach Access, Boating, Flat Site, Fruit Trees/Shrubs,

Golf Nearby, Lake Access Property, Lake View, Landscaped,

Playground Nearby, Waterfront Property

Construction Concrete

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 14th, 2025

Days on Market 164

Zoning Zone 95

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