

Courtesy Of Sally Munro Of Century 21 Masters

# **\$495,000 - 462008 Rge Rd 273, Rural Wetaskiwin County**

MLS® #E4386730

**\$495,000**

5 Bedroom, 2.00 Bathroom, 1,452 sqft

Rural on 3.53 Acres

None, Rural Wetaskiwin County, AB

Imagine the thrill of owning your own business in a live/work environment seizing a golden opportunity with this 3.53-acre residential multi-business property with & immense potential Just a 8 minute drive to the picturesque Pigeon Lake, this property is perfectly positioned to draw in customers from far & wide. Nestled in the heart of a thriving community, the well-established Falun Liquor Store, locally owned & operated for 17 years, sets the stage for success. Adjacent to this, a separate building houses a restaurant currently operating seasonally from May to September, but with exciting prospects to transition into a year-round dining destination. Additionally, the property boasts a large garage workshop, a 6 bedroom home & a commercially zoned restaurant space, offering endless opportunities for diversifying income streams. The potential for RV storage adds another revenue possibility to explore. The property comes fully equipped with all the necessary tools and machinery. Imagine the freedom!

Built in 1999

## **Essential Information**

MLS® #                      E4386730



Price	\$495,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,452
Acres	3.53
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	462008 Rge Rd 273
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 1H0

### Amenities

Features	Deck
----------	------

### Interior

Heating	Forced Air-1, Propane
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Schools, Shopping Nearby
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	May 10th, 2024
Days on Market	356

## Zoning

## Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 4:02pm MDT