

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 | 329 |

Zoning

Zone 90

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Listing information last updated on April 4th, 2025 at 9:02pm MDT