

## \$429,000 - 17 Viola Drive, Rural Wetaskiwin County

MLS® #E4423891

**\$429,000**

2 Bedroom, 2.00 Bathroom, 1,268 sqft

Rural on 0.50 Acres

None, Rural Wetaskiwin County, AB

### WELCOME TO THIS BEAUTIFUL OASIS!

This 1268 sq. ft. bungalow provides 4 Seasons of adventure & relaxation. This retreat is located on 0.5 acre and has 2 bedrooms/2 baths. 2 mins to the Beach and 4 mins to the quaint Village at Pigeon Lake. Open floor plan, vaulted ceiling through LR, dinette & kitchen. Wood burning fireplace and heated floor create warm and cozy atmosphere. Never appliance package. 2 great size bdrms. Custom blinds. Large storage room with shelving. Well: 100 ft/ whole house water filter. Septic tank: 2000 gal. Gorgeous wrap around front deck. Rear deck has retractable roof gazebo. Stone walkways surround leading to a private firepit area. For your guests, there is a huge graveled front yard with electric hookup for RV parking. Portable garage. Greenhouse and garden. Beautifully treed lot. No grass to cut.

Built in 1999

### Essential Information

MLS® #	E4423891
Price	\$429,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,268



Acres	0.50
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	17 Viola Drive
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2V0

### Amenities

Features	Carbon Monoxide Detectors, Crawl Space, Deck, Detectors Smoke, Fire Pit, Front Porch, Gazebo, Greenhouse, No Animal Home, No Smoking Home, R.V. Storage, Vaulted Ceiling, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Lake Access Property, Low Maintenance Landscape, Playground Nearby, Shopping Nearby, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 4th, 2025
Days on Market	58
Zoning	Zone 90

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Listing information last updated on May 1st, 2025 at 8:02pm MDT