

# **\$314,000 - 517 454029 Rge Road 11, Rural Wetaskiwin County**

MLS® #E4433489

**\$314,000**

1 Bedroom, 0.50 Bathroom, 982 sqft

Rural on 0.10 Acres

Dorchester Ranch, Rural Wetaskiwin County, AB

Live the resort lifestyle in Cavallo Ridge in this stunning 1-bed, 1-bath Park Model home backing directly onto the 8th hole on front 9 of the Dorchester Ranch Golf Course with stunning views! With nearly 1,000 sq. ft. of stylish, well-thought-out living space including a mudroom and spacious add-on living room. High ceilings, R36 insulation, Hardie Board siding, engineered trusses, double pane windows. The chef kitchen comes fully equipped with quality Frigidaire, LG appliances, built-in GE microwave, propane stove and even a garburator. Stay cozy & cool year-round with a high-efficiency propane furnace, multiple heaters & air conditioning. Step outside to a professionally landscaped backyard with a beautifully tiered 34â€™™ back deck perfect for entertaining with wired setup for future hot tub, a fire pit, and a 10' x 16' shed which could be exchanged for a garage. Furniture negotiable; Oh, and did we mention-Free golf balls for life!

Built in 2016

## **Essential Information**

MLS® # E4433489

Price \$314,000



Bedrooms	1
Bathrooms	0.50
Half Baths	1
Square Footage	982
Acres	0.10
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	517 454029 Rge Road 11
Area	Rural Wetaskiwin County
Subdivision	Dorchester Ranch
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2V0

### Amenities

Features	Off Street Parking, Air Conditioner, Deck, Fire Pit, Front Porch, Hot Water Electric, No Animal Home, No Smoking Home
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### Interior

Interior Features	ensuite bathroom
Heating	Baseboard, Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed	April 30th, 2025
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Days on Market	48
Zoning	Zone 90



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Listing information last updated on June 16th, 2025 at 10:17pm MDT