

\$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 34'™ 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 106
Zoning Zone 90



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