# \$250,000 - 016 Maplewood Ave (railway Ave), Watino

MLS® #A2221322

## \$250,000

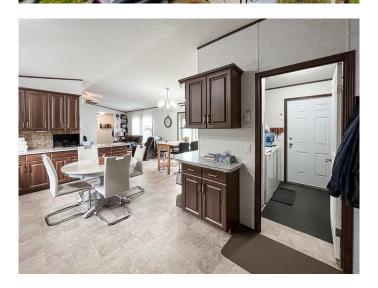
4 Bedroom, 2.00 Bathroom, 1,520 sqft Residential on 0.95 Acres

NONE, Watino, Alberta

Nestled along the scenic banks of the Smoky River, this picturesque property in Watino offers the ultimate blend of natural beauty, peaceful living, and modern comfort. With private, direct access to the river, enjoy fishing, boating, swimming, or simply unwinding by the water, just steps from your door. This bright and welcoming 4-bedroom home is move-in ready, featuring an open-concept layout designed for both comfort and functionality. The spacious kitchen offers ample cabinetry, generous counter space, and a walk-in pantry, seamlessly connecting to the dining area and sunlit living room, complete with deck access, perfect for indoor-outdoor living. The primary suite is a private retreat with a large walk-in closet and full ensuite, while the additional bedrooms are thoughtfully located at the opposite end of the home for added privacy. Set on just under an acre, the meticulously landscaped yard is a showstopper. Mature trees, vibrant flower beds, two expansive decks, and a charming hillside waterfall create an oasis for relaxation, gardening, or entertaining. There's plenty of space to roam, play, or take in the serenity of the surrounding prairie views. The property also features a 30x30 detached garage with new shingles (2023), a single detached garage, four storage sheds, tons of parking, and is conveniently located near the community clubhouse. Located just a short drive from Falher with school bus service available, this home is the perfect blend of







nature, functionality, and serenity. Don't miss your chance to own this riverside gem. Book your showing today!

#### Built in 2014

## **Essential Information**

MLS® # A2221322 Price \$250,000

Bedrooms 4

Bathrooms 2.00 Full Baths 2

Square Footage 1,520 Acres 0.95 Year Built 2014

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 016 Maplewood Ave (railway Ave)

Subdivision NONE City Watino

County Birch Hills County

Province Alberta
Postal Code T0H 3R0

#### **Amenities**

Parking Spaces 6

Parking Single Garage Detached, Triple Garage Detached, Workshop in Garage

# of Garages 3

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), No Smoking Home, Open Floorplan,

Pantry, Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Basement None

#### **Exterior**

Exterior Features Fire Pit, Garden, Storage

Lot Description Back Yard, Creek/River/Stream/Pond, Garden, Landscaped, Lawn, Low

Maintenance Landscape, Many Trees, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Piling(s)

### **Additional Information**

Date Listed May 14th, 2025

Days on Market 36

Zoning Municipal Residential

# **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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