

# \$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, Workshop in Garage, Triple Garage Detached
# 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
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## Exterior

Exterior Features	Fire Pit, Garden, Storage
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Lot Description	Back Yard, Creek/River/Stream/Pond, Garden, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Many Trees
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Roof	Asphalt Shingle
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Construction	Vinyl Siding
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Foundation	Piling(s)
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## Additional Information

Date Listed	May 14th, 2025
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Days on Market	9
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Zoning	Municipal Residential
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## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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