Alvena/Wakaw 10-acre Acreage

DOM:



Prop Type:	Residential	**Location:**	Fish Creek Rm No. 402
SubType:	Acreage	**Building Type:**	House
Total Land Ac.:	10		
WaterBody:			
Style:	Bungalow	**Postal Code:**	S0K 0A6
Bldg Type:	House	**Possession:**	TBD
Year Built:	1960		
Beds:	3	**Baths:**	1
SqFt:	1,200	**Levels AG:**	1.0
Zoning:	Ag/Res		
Legal:	SE 34-41-28 W2		
Latitude	52.568500	**Longitude**	-105.948209
Ownership:	Freehold	**Tax Amt/Yr:**	

Public Remarks: This approximately 10-acre residential acreage features a 1,200 sq. ft. bungalow, several outbuildings, and a long, private driveway. The home underwent major renovations in 2026 and offers three bedrooms, a three-piece bathroom, a kitchen/dining area, living room, porch, and full basement. The Residence The approximately 1,200 sq. ft. wood-frame bungalow, built around 1960, features 3 bedrooms, a 3-piece bathroom, kitchen/dining area, spacious living room, and porch on the main floor. The home has a full basement with a concrete floor, cold room, storage room, toilet and sink (to be installed), and laundry/utility area. Additional features include forced-air natural gas heating, well water supply, and lagoon sewage disposal. Major Renovations (2026) - New fridge, stove, washer, dryer, microwave, and range hood - New shower board and bathtub surround - New toilet, sinks, and bathroom fixtures - New flooring and interior paint - New doors and door locks - New windows in the kitchen, living room, and bathroom - New paint in the basement - New closet doors in the bedrooms and living room - New light fixtures Buildings and Improvements Single-Car Garage: 20' × 13', cement floor, power, shingles and siding. Double Garage: 26' × 20', dirt floor. Older Shop: 27' × 14', cement floor and power. Older Metal-Clad Storage Warehouse: 40' × 68', dirt floor and power in the building. Hip-Roof Barn: 28' × 40', cement floor. Other Miscellaneous Buildings. Traditional Windmill. Location and Directions The property is located in the RM of Walheim No. 404, with access via a long, private driveway. With approximately 10 acres, a renovated bungalow, multiple outbuildings, and an established yard site, this property offers residential living with space for storage, equipment, and rural activities.
Directions: From Alvena: Travel approximately 3½ miles northeast on Highway 41, then 1 mile north. The driveway is on the left-hand side of the road. From Wakaw: At the junction of Highways 41 and 2, travel southwest on Highway 41 for just over 8 miles, then 1 mile north. The driveway is on the left-hand side of the road.

Rooms Information

Beds: 3 **Bathrooms:** 1 **# Kitchens:** 1

#	Level	Room	Size	Floor	#	Level	Room	Size	Floor
1	M	Kitchen/Dining	10'8" x 16'3"	Linoleum	**2**	M	Living Room	12' x 21'6"	Carpet
3	M	Primary Bedroom	12'9" x 11'6"	Carpet	**4**	M	Bedroom	9'6" x 9'8"	Carpet
5	M	Bedroom	10' x 9'8"	Carpet	**6**	M	3-pc bath	9'8" x 6'6"	Linoleum
7	M	Porch	7' x 7'4"	Linoleum	**8**	B	Unfinished	24'9" x 39'10"	Concrete

Property Information

Exist Prop:	No	**PCDS:**	Yes	**GST:**	**PST:**
Construction:	Wood Frame				
Roof:	Asphalt Shingles				
Exterior:	Rock Imitation				
Basement:	Full Basement, Unfinished			**Sep Entry:**	
Bsmnt Walls:	Block			**Bsmt Ste #:**	
Equip Incl:	Dryer, Freezer, Fridge, Oven Built In, Shed(s), Stove, Washer, Window Treatment				
Outdoor:	Lawn Back, Lawn Front, Trees/Shrubs				
Heating:	Forced Air, Natural Gas			**Wtr Softner:**	Included
Water Htr:	Included/Gas				
Heating Source Rented?:		**Heating Source Rented Description:**			
Lot Width:		**Depth:**		**Tot Lot Area:**	10.00 Acres
Lot Desc:	Backs on to Field/Open Space				
Driveway:	Gravel Drive			**Park Sp:**	10
Monitoring Discl:	None				

Acreage Information

Prop Offered:				**Environ Audit:**	No
Mineral Rgts:		**Land Lsd:**		**Financial Oblig?:**	No
Taxes Paid To:	RM 402	**Trms of Lse:**			
Topography:	Flat, Gently Rolling			**Other Bldgs:**	
Bush:	Some	**Sloughs:**	Some	**Power:**	Yes
Fences:	Some			**Phone:**	Yes
Propane Tank:				**Yard Light:**	Yes
Nearest Town:	Wakaw	**Dist to Town:**	15km	**Dist to High Schl:**	16km
Dist to Elem:	16km	**School Bus:**	Yes	**Wtr Treat Equip:**	Included
Wtr Supply:	Well	**Sump Pump:**		**Svcs To Property:**	Yes
Sewer:	Lagoon				

RM	Parcel	Dir	Sec	TWP	RGE	Meridian	# Acres
Fish Creek RM No. 402	TBD	SE	34	41	28	2	10.00

This information is believed to be reliable but should not be relied upon without verification.